WARRANTY DEED

BOOK 10423 PG 370

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: 11-28-98
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay D. Pitcher (NAME)	NationsBanc Mortgage Corporation (NAME)	86
3441 Parkwood Court (ADDRESS)	2059 Northlake Parkway (ADDRESS)	14B
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (CITY) (STATE) (ZIP)	119

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sandra C. Ainsworth

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jay D. Pitcher and wife, Carolyn Cox Pitcher

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 69, on the Final Plat of Fleetwood Sibdivision, Phase Two, of record in Plat Book 6900, Page 738, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7170, Page 987, amended in Book 7628, Page 6, and Book 7940, Page 565, Register's Office, Davidson County, Tennessee.

Subject to Charter of record in Book 7114, Page 370, Register's Office, Davidson County, Tennessee.

Subject to By-Laws of record in Book 7171, Page 4, Register's Office, Davidson County, Tennessee.

Subject to all matters of record in Book 6900, Page 738 & 739, Register's Office, Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record in Book 7107, Page 408, Register's Office, Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3441 Parkwood Court, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of April, 19 97

Sandra C. Ainsworth

Sandra C. Ainsworth

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra C. Ainsworth

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 16th day of April, 19 97.

Commission expires _____

_____
Notary Public

SHARON KIMBRO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires 11-25-98

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

BOOK 10423 PG 372

LEGAL DESCRIPTION CONTINUATION

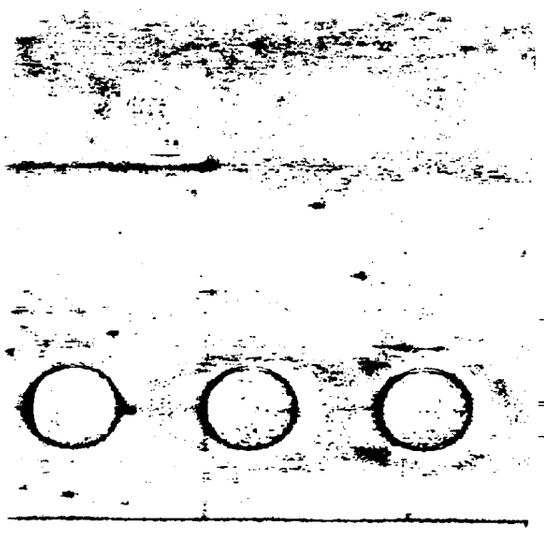
Being the same property conveyed to Sandra C. Ainsworth by deed from James V. Hewitt and wife, Venus L. Hewitt of record in Book 9657, Page 624, Register's Office, Davidson County, Tennessee.

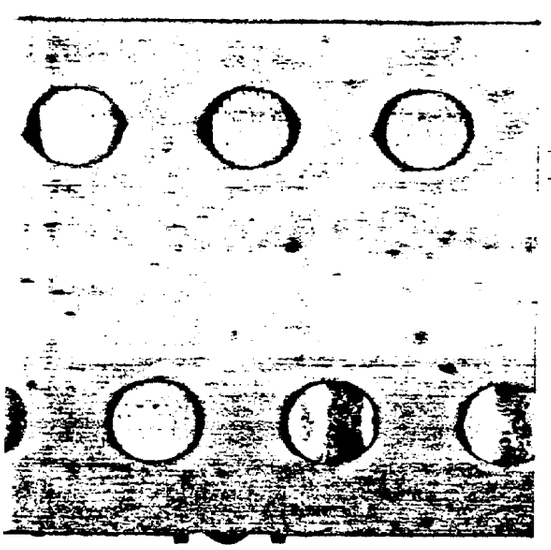
This is the same description as in previous deed of record.

1645 04/21 0101 03CHECK 467.73

0296369

IDENTIFICATION REFERENCE





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10423 PG 373

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
122900.00
MOR TX 454.73
VOID
MOR TX 454.73-
CON TX 454.73
PRFEE 1.00
MOFEE 12.00
TOTAL 467.73
CHECK 467.73

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/21/97 01 13:06 0001 1645

0296369
IDENTIF. / REFERENCE

97 APR 21 PM 1:02

No. 1141782