Box 52

BOOK 10466 PG 71

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

Donna M Fitchett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 19 97

Brenda L Batman
Notary Public

MY COMMISSION EXPIRES: 3 Feb 99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna M. Fitchett (NAME)	Donna M. Fitchett (NAME)	171-2-8
5652 Oakes Drive (ADDRESS)	5652 Oakes Drive (ADDRESS)	
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

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, Charles C. Jansing and wife, Jill S. Jansing

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donna M. Fitchett and husband, James A. Fitchett, Jr.

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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Highlands of Brentwood, Resubdivision of Lots 1 and 3-7, Section 4, of record in Book 5800, page 232, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles C. Jansing, unmarried by deed from Belle Meade Builders, Inc. of record in Book 6318, page 471, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Jill S. Jansing joins into the execution of this instrument for the sole purpose of conveying all interests, if any, which she may have in the aforedescribed real property by virtue of her marriage.

unimproved ( )
This is improved (X) property, known as 5652 Oakes Drive, Brentwood, Tennessee 37027
(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 15th day of May 19 97

Charles C. Jansing
Charles C. Jansing

Jill S. Jansing
Jill S. Jansing

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Blount

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles C. Jansing and wife Jill S. Jansing

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of May, 19 97

Commission expires 7/6/99

Melissa M Crabtree
(Notary Public)

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

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ _____

On this 15th day of May, 1997, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles C. Jansing, to me known (or proved to me on the basis of satisfactory evidence)to be the person who executed the foregoing instrument in behalf of Jill S. Jansing, and who acknowledged that he executed the same as the free act and deed of the said Jill S. Jansing. Witness my hand and official seal at office this 15th day of May, 1997.

My Commission Expires:

_____

_____
Notary Public

0308493
IDENTIFICATION REFERENCE

97 MAY 27 AM 9:22

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

4962 05/27 0101 03CHECK 401.20

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

RECEIVED OF _____

FOR _____

BOOK 10466 PG 73

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
106000.00
CON TX 392.20
PRFEE 1.00
WDEED 8.00
TOTAL 401.20
CHECK 401.20

05/27/97 01 09:21 0001 4962

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0308493
IDENTIF. # REFERENCE

97 MAY 27 AM 9:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1154646