BOOK 10519 PG 934

Prepared by:
Amy R. Cross
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of July, 1997.

Notary Public
My commission expires 5/8/99

Address of New Owner:	Send Tax Bills to:	Tax Information
Michelle A. Fitzgerald	Southeastern Mtg of Tn	72-04/223.00
1525 McGavock Pike	115 29th Ave. South	
Nashville, TN 37216	Nashville, TN 37216	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, James P. Knight, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto Michelle A. Fitzgerald, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 34 on the Plan of Inglewood Golf Club Estates, Block "A", of record in Plat Book 843, page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James P. Knight by Cash Deed for Tennessee from Secretary of Housing and Urban Development of record in Book 9922, page 801, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 1997 taxes which are current due and payable and subsequent years, which are not yet due and payable. 2) All matters shown on Plan of Inglewood Golf Club Estates, Block "A" recorded in Book 843, Page 98 and all notes, easements and setback lines of said R.O. 3) Spouses of vestee to join in any conveyances of said property.

This property is improved property known as 1525 McGavock Pike, Nashville, Tennessee 37216.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 2nd day of July, 1997.

James P. Knight
James P. Knight

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 James P. Knight, the bargainor(s), 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 2nd day of July, 1997.

Notary Public



My Commission expires: 5/8/99

0323565
IDENTI... NICE
97 JUL -7 AM 11:55
FELIX ... REGISTER
DAVIDSON COUNTY, TN.
1452 07/07 0101 03CHECK 231.00

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

RECEIVED OF _____

FOR _____

BOOK 10519 PG 936

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 60000.00
				CON TX 222.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 231.00
				CHECK 231.00
			07/07/97 01	11:54 0001 1452

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0323565
IDENTIFICATION

97 JUL -7 AM 11:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1171217