(2)

BOOK 10700 PG 362

3

WARRANTY DEED

File No: 00284869

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fern FitzHenry	NationsBanc Mortgage Corp	Map 104-16
[NAME]	[NAME]	
2002 Ashwood Avenue	POB 1675	Parcel 57
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37212	Coraopolis, PA 15108	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Richard Martin Brannan, Jr. and wife, Melissa G. Brannan

have this day bargained and sold, and do hereby transfer and convey unto the said Fern FitzHenry and Susan FitzHenry, as joint tenants with right of survivorship the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 290,000.00

Subscribed and sworn to before me, this the 25TH day of NOVEMBER, 19 97

Affiant

Notary Public

My Commission Expires SEPT. 8, 2001 /08/01 [Affix Seal]

Linda V. Jones

unimproved ( )
This is improved (X) property known as 2002 Ashwood Avenue, Nashville, TN 37212
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 25TH day of NOVEMBER, 19 97, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Richard Martin Brannan, Jr.

Melissa G. Brannan

Melissa G. Brannan

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Richard Martin Brannan, Jr. and wife, Melissa G. Brannan

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson COUNTY, Tennessee, this 25TH day of NOVEMBER, 19 97.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Linda V. Jones Notary Public

Commission expires 08/08/01

My Commission Expires SEPT. 8, 2001

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

97 DEC -1 AM 10:07
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0374372

EXHIBIT A

Land in Davidson County, Tennessee, being the easterly 60 feet of Lot No. 59 on the plan of Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, page 117, Register's Office for said County.

Said easterly 60 feet of Lot No. 59 fronts 60 feet on the northerly margin of Ashwood Avenue and extends back between parallel lines, 175 feet to an alley in the rear.

Being the same property conveyed to Richard Martin Brannan, Jr. and wife, Melissa G. Brannan, by deed from Donna R. Sheridon, unmarried, of record in Book 6167, page 790, Register's Office for Davidson County, Tennessee.

4885 1/701 0101 03CHECK 10&6.

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

RECEIVED OF _____

FOR _____

BOOK 10700 PG 365

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
250000.00
CON TX 1077.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1.00
MDEED 12.00
TOTAL 1086.00
CHECK 1086.00

12/01/97 01 10:08 0001 4865

0374372
IDENTIF. # REFERENCE

97 DEC -1 AM 10:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1225701