BOOK 10961 PAGE 410

FROM: BEVERLY JOYCE LANCINA, STEPHEN H. BURNETT, DEBORAH ANNENA HOOD, TINA LUCILLE ELKINS AND JAN LEE BISHOP

TO: THOMAS C. BITZER AND WIFE, KELLY J. BITZER

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Thomas C. Bitzer and wife,	North American Mortgage Co.	95-1-2
2116 Guaranty Drive	3883 Airway Drive	
Nashville, Tn. 37214	Santa Rosa, CA 95403	

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, a Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

DANA SUMMARELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this the 29th day of May, 1998.

NOTARY PUBLIC

My Comm. Expires: My Commission Expires NOV. 25, 2000

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Beverly Joyce Lancina, Stephen H. Burnett, Deborah Annena Hood, Tina Lucille Elkins and Jan Lee Bishop, hereinafter referred to as "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Thomas C. Bitzer and wife, Kelly J. Bitzer, hereinafter called "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. 163, on the Map of Donelson Hills Subdivision, Section II, as of record in Book 2330, page 86, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to George A. Raymer and wife, Reda M. Raymer, by deed from George T. Cartwright and wife, Prudie C. Cartwright, of record in Book 3340, page 65, Register's Office for Davidson County, Tennessee. The said Reda M. Raymer now deceased and the said George A. Raymer having predeceased her. The said property having being devised under the Last Will and Testament of Reda M. Raymer in fee and in equal shares to Beverly Joyce Lancina, Stephen H. Burnett, Deborah Annena Hood, Tina Lucille Elkins and Jan Lee Bishop, the children of the deceased.
>
> The above described property is not the usual place of residence of the Grantors.

Said property is transferred subject to 1998 Metropolitan Government taxes and any easements or restrictions of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2116 Guaranty Drive, Nashville, Tn. 37214.

0445908
IDENTIF. + REFERENCE

98 JUN -4 AM 9:04
FELIX Z. DILLARD, REGISTER
DAVIDSON COUNTY, TN.

382678.01

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 29th day of May, 1998.

Beverly Joyce Lancina

Stephen H. Burnett

Deborah Annena Hood

Tina Lucille Elkins

Jan Lee Bishop

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly Joyce Lancina, Stephen H. Burnett, Deborah Annena Hood, Tina Lucille Elkins and Jan Lee Bishop, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Hermitage, Tennessee, this the 29th day of May, 1998.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

NOTARY PUBLIC AT LARGE

5810 06/04 0101 03CHECK 323.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

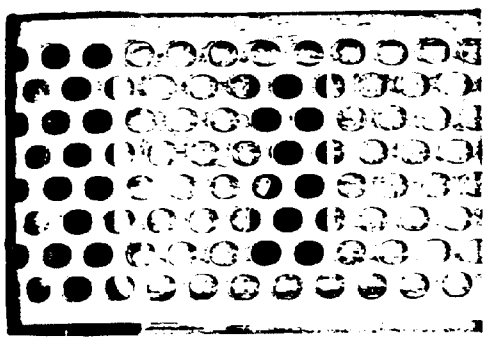
REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

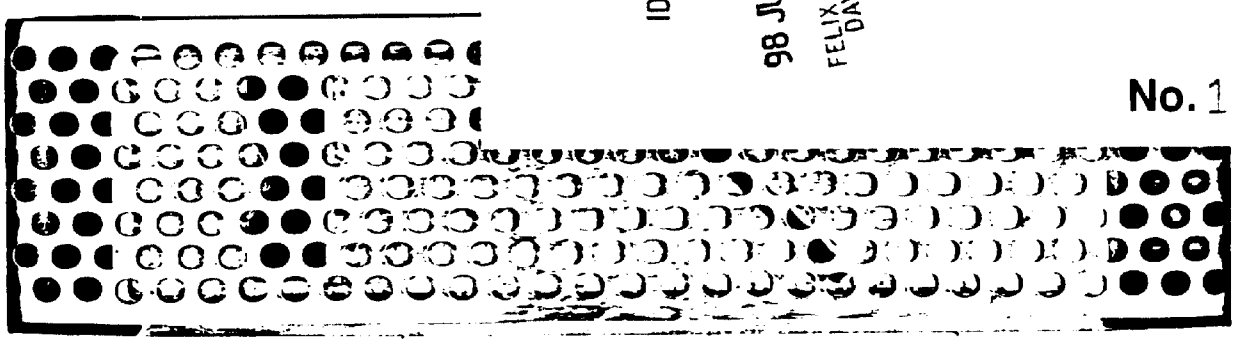
CAMT 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50

06/04/98 01 09:07 0001 5810

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0445908
IDENTIF. ↑ REFERENCE

98 JUN -4 AM 9:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1301717