WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Russell M. Bearden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September 98.

Notary Public

MY COMMISSION EXPIRES: February 27, 2001
(AFFIX SEAL)

Mail **THIS INSTRUMENT WAS PREPARED BY**
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell M. Bearden (NAME)	SAME (NAME)	MAP 83-03
1310 Riverside Drive (ADDRESS)	(ADDRESS)	PARCEL 131.00
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	(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, Gregory B. Pitts and wife, Virginia N. Pitts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell M. Bearden and wife, Leah V. Bearden

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. 13 on the Map of Minnie E. Martin's Subdivision of Lot No. 58 and part of Lot No. 59, Brownville, as of record in Book 547, Page 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

For source of title reference is made to Book 9826, Page 303, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

Subject to all matters filed of record in Book 547, Page 137, Register's Office for Davidson County, Tennessee.

98 SEP 29 AM 9:05
C.L. Garland Jr. REGISTER
DAVIDSON COUNTY, TN.

0493240
IDENTIF. ↑ REFERENCE

This is improved ( ) unimproved property, known as 1310 Riverside Drive, Nashville, Tennessee 37206
(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 our hand s this 23rd day of September, 19 98

Gregory B Pitts
By Virginia N Pitts, atty-in-fact
Gregory B. Pitts

Virginia N Pitts
Virginia N. Pitts

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 Virginia N. Pitts

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 Nashville, Tennessee, this 23rd day of September 19 98

Commission expires 2/27/01

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

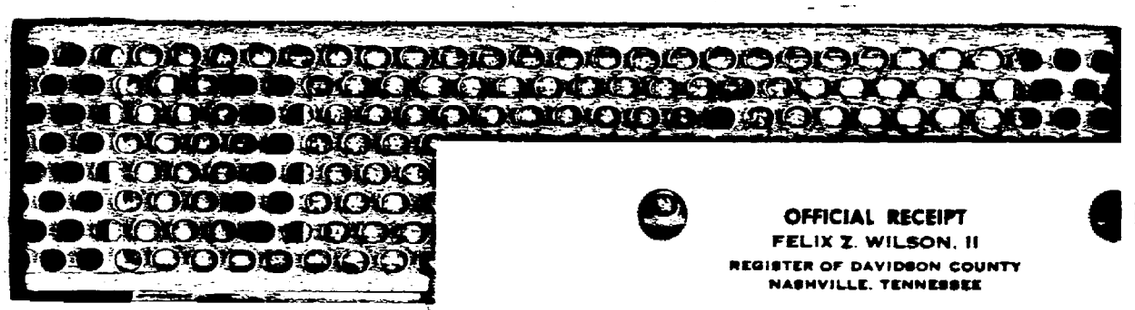
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 1998, before me personally appeared Virginia N. Pitts, to me known to be the person who executed the foregoing instrument in behalf of Gregory B. Pitts, and acknowledged that she executed the same as the free act and deed of said Gregory B. Pitts.

My Commission expires: 2/27/01

Notary Public

6514 09/29 0101 03CHECK 251.50



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

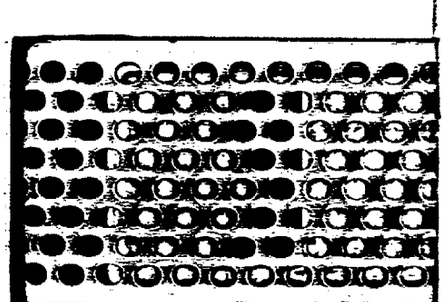
RECEIVED OF _____

FOR _____

BOOK 11130 PAGE 591

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	~~65000.00~~
			CON TX	240.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	251.50
			CHECK	251.50
09/29/98	01		09:08 0001	6514



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0493240
IDENTIF. # REFERENCE

98 SEP 29 AM 9:05

REGISTER
DAVIDSON COUNTY, TN.

No. 135182(