RECORD AND RETURN TO:
SATURN & MAZER
File=Box "7"
(37453)

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~~BOX 44~~

THIS INSTRUMENT PREPARED BY:
Jeff Mobley
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $445,000.00.
First American National Bank
by: Catherine A. Pitts, AVP
Affiant

Subscribed and sworn to before me, this 30 day of December, 1998.
CATHERINE A. SCHMIDT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
Notary Public

My Commission Expires: My Commission Expires 03/24/2000

Address New Owner As Follows:
Ira A. Shivitz
3706 Estes Road
Nashville, TN 37215

Send Tax Bills To:
SunTrust Bank, Nashville, NA
P.O. Box 305110/7th Fl.
Nashville, TN 37230-5110

Map-Parcel Number:
116-12-109.00
7DA 31889

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FIRST AMERICAN NATIONAL BANK, EXECUTOR AND TRUSTEE OF THE ESTATE OF DANIEL J. VOLPE**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **IRA A. SHIVITZ**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Estes Glen, Revised, of record in Book 5060, page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to J. Harvill Hite and wife, Dorothy Izlar Hite by deed from J. W. McMillen and wife, Laura Mae McMillen, of record in Book 1635, page 326, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 4513, page 748, Register's Office for said County, title was vested in Dorothy Izlar Hite, a widow, with Frances Muse Izlar retaining a life estate. The said J. Harvill Hite and Frances Muse Izlar having since died and Dorothy Izlar Hite having since married and known as Dorothy Frances Volpe. By quitclaim deed of record in Book 5011, page 526, Register's Office for Davidson County, Tennessee, Dorothy Izlar Hite conveyed a life estate in and to one-half of the property to Daniel J. Volpe. By quitclaim deed of record in Book 5644, page 786, Register's Office for said County, title was vested in Daniel J. Volpe and wife, Dorothy Izlar Volpe; the said Dorothy Izlar Volpe having predeceased Daniel J. Volpe and Daniel J. Volpe having since died and by his will of record in Will Book 219, page 730, Probate Court Clerk's Office for Davidson County, Tennessee, First American National Bank was appointed

Executor and First American National Bank, Trustee, is the devisee and legatee of the residuary estate of the deceased pursuant to Item Fifth of the said will.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to matters shown on the Plan of record in Book 5060, page 138, Register's Office for Davidson County, Tennessee.

This is improved property known as 3706 Estes Road, Nashville, TN 37215.

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, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30th day of December, 1998.

FIRST AMERICAN NATIONAL BANK, EXECUTOR AND TRUSTEE OF THE ESTATE OF DANIEL J. VOLPE, DECEASED

By: Christina Pitts, AVP
Christina Pitts, Assistant Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINA PITTS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Assistant Vice President, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of December, 1998.

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 03/24/2000

053469
IDENTIF. ↑ REFERENCE

99 JAN -6 PM 12:41

ILL GOODWIN REGISTER
DAVIDSON COUNTY, TN.

0020606.01

1657.50 1 01/10/90 0101 03CHECK 9300

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

LAMT	445000.00
CON TX	1646.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1657.50
CHECK	1657.50

01/06/99 01 12:39 0001 9300

0533469

99 JAN -6 PM 12:41

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1408680