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GENERAL WARRANTY DEED

Address New Owner:

James M. Fischer and wife,
Charlotte L. Fischer

Send Tax Bills To:

Same
4200 FRANKLIN RD
NASHVILLE
TENN 37204

Map and Parcel No.:

Map: 146-14
Parcel: 49

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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, **Thomas V. White and wife, Sandra M. White**, (the "Grantor"), have bargained and sold, and by these presents does transfer and convey unto **James M. Fischer, Jr. and wife, Charlotte L. Fischer** (the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Shadowstone of record in Book 6900, page 387, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Thomas V. White and wife, Sandra M. White by deed from James M. Fischer, Jr., of record in Book 9091, page 501, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 1998, a lien now due and payable, and taxes for 1999, a lien not yet due and payable.

2. Matters on the Plan of record in Book 6900, page 387, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions of record in Book 7310, page 122, said Register's Office.

4. Deeds of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 7893, page 339, and Book 7893, page 411, said Register's Office.

5. Default Judgment against Dukes & Dukes Development Corporation in favor of John L. Lee, Sr., and Frances T. Lee entered December 22, 1988, filed

January 23, 1989 in Book 7756, page 679, said Register's Office, No. 88-2591-II in the Chancery Court of Davidson County, Tennessee, in the amount of $12, 491.50, plus court costs.

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, their heirs and assigns forever.

And the Grantor does covenant with the said Grantee 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, except as set forth above.

And the Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of FEB 12, 1999.

Thomas V. White

Thomas V. White

Sandra M. White

Sandra M. White

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Thomas V. White and Sandra M. White**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 12 day of February, 1999.

Yvonne Norman

NOTARY PUBLIC

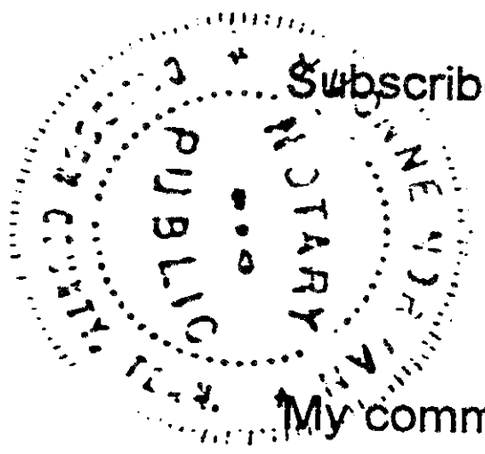
My Commission Expires: 9-29-2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Thomas V. White
Affiant

Subscribed and sworn to before me this 12 day of February, 1999.



Yvonne Norman
Notary Public

My commission expires: 9-25-2001

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

gentcs\tvwhite2.gwd

0548533
IDENTIF. ↑ REFERENCE

99FEB 12 AM 9:16
RILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0246 02/12/99 0101 03CHECK 607.00

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

CAMT	
	160000.00
CON TX	592.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	607.00
CHECK	607.00

02/12/99 01 09:15 0001 5346

0548533

IDENTIF. & REFERENCE

99FEB 12 AM 9:16

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1424617