THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16457
File Box 9-B
FIRST TITLE & ESCROW CO., INC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of June 1999

Notary Public

My Commission Expires:

My Commission Expires SEPT. 29, 1999

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
JOHN B. COUSAR	NATIONSBANC MORTGAGE CORP.	MAP 142-16
1621 Nottingham Place	P. O. Box 35140	PARCEL 126.00
Nashville, Tennessee 37221	Louisville, Kentucky 40232	FB# 09D79918

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN R. FITZMIER AND WIFE, MARTHA M. FITZMIER ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN B. COUSAR, MARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1621 Nottingham Pl., Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of June, 1999.

JOHN R. FITZMIER

MARTHA M. FITZMIER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOHN R. FITZMIER AND WIFE, MARTHA M. FITZMIER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 1999.

NOTARY PUBLIC AT LARGE

My Commission Expires:

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARDEED

My Commission Expires SEPT. 29, 2001

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Phase Three Devon Park, as of record in Plat Book 6900, page 52, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John R. Fitzmier and wife, Martha M. Fitzmier by deed from John D. Peirce and wife, Joan S. Peirce of record in Book 9157, page 766, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6176, page 7, made applicable in Book 6967, page 156; (3) By-Laws of record in Book 8276, page 53; (4) Charter of record in Book 7372, page 862; (5) Easements of record in Book 5473, page 175; (6) Agreement of record in Book 6145, page 252, Book 6908, page 59; and (7) All matters appearing on the Plan of record in Plat Book 6900, page 52, said Register's Office.

0597652
IDENTIFICATION REFERENCE
99 JUN -9 PM 12:49
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
7387 06/09 0101 03CHECK 1028.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11519 PG. 536

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

0597652

IDENTIF. # REFERENCE

99 JUN -9 PM 12:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CONT

CONT 0.00

CAMT 275000.00
CON TX 1017.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1028.50
CHECK 1028.50

06/09/99 01 12:53 0001 7387

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1471855