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

FTEC File No. 16628
File Box 9-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $ 995,000.00

Mildred A. Hurwitz
Affiant

Subscribed and sworn to before me, this 15th day of July, 1999

Notary Public

My Commission Expires: _____

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

WARRANTY DEED

My Commission Expires SEPT. 23 2000

Address New Owner(s):	Send Tax Bills to	Tax Information
DANNY J. HURWITZ	First American National Bank	117-6
2314 Hampton Avenue	First American Center	54
Nashville, Tennesse 37215	Nashville, Tennessee 37237	

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, WILLIAM E. TROUTT AND WIFE, CAROLE P. TROUTT, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DANNY J. HURWITZ AND WIFE, MILDRED A. HURWITZ, ("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 2314 Hampton Avenue, Nashville, TN 37215

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 15th day of July, 1999.

WILLIAM E. TROUTT

Carole P. Troutt
CAROLE P. TROUTT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, WILLIAM E. TROUTT AND WIFE, CAROLE P. TROUTT, 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 _____ day of July, 1999.

My Commission Expires: _____

Notary Public

WARDEED

05-0242-9250

EXHIBIT "A"

Land lying in Davidson County, Tennessee, being the easterly 60 feet of the northerly part of Lot 13, and the westerly 40 feet of the northerly part of Lot 14, on the plan of Hillsboro Heights, not of record, described, according to a survey made by W. B. Southgate, Engineer, dated May ____, 1910, as follows:

Beginning on the northerly margin of Hampton Avenue at a point 850 feet west of the center line of 23rd Avenue South; thence with the northerly margin of Hampton Avenue westerly 100 feet; thence northwardly and parallel to the dividing line between Lots 13 and 14, 344 feet more or less, to the southerly line of Lot 7; thence with the southerly line of Lots Nos. 7 and 6, easterly 100 feet; thenc southwardly 343.6 feet more or less, to the point of beginning.

Being the same property conveyed to William E. Troutt and wife, Carole P. Troutt by installment deed from Ruth C. Stahlman of record in Book 5725, page 163, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; and (2) Easement of record in Book 4081, page 455.

06 | 3803
RECEIVED FOR REFERENCE
99 JUL 20 PM 12:21

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11580 PAGE 128

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

06013803

REGISTER'S REFERENCE

93 JUL 29 PM 12:21

REGISTER
DAVIDSON CO. TN.

CAPT
FEE000.00
CON TA 3,851.50
PRFEE 1.00
MBEEK 5.00
CFEE 2.00
TOTAL 3,692.50
CHECK 3692.50
07/29/93 01 12:25 0002 4770

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1493080