2398

WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Y. Fitzpatrick (NAME:)	Robert Y. Fitzpatrick (NAME:)	Map 148-5
3816 Briarcliff Court (STREET ADDRESS OR ROUTE NUMBER)	3816 Briarcliff Court (STREET ADDRESS)	Par. 76 M.C.
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- *DOLLARS,*

cash in hand paid by Robert Y. Fitzpatrick and wife, Carolyn F. Fitzpatrick, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of the balance of a loan held by Murphree Mortgage Company, secured by a deed of trust recorded in Book 3485, page 83, Register's Office for Davidson County, Tennessee,

We, JAMES D. DAVIS and wife, VIRGINIA G. DAVIS,

have bargained and sold, and by these presents do transfer and convey unto the said ROBERT Y. FITZPATRICK and wife, CAROLYN F. FITZPATRICK, 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. 29 on the Plan of Hillbrook Section 2, of record in Book 3300, page 12, Register's Office for said County.

Said Lot No. 29 fronts 41.4 feet on the northeasterly terminus of Briarcliff Court and extends back 133.2 feet on the northwesterly line and 107.6 feet on the southeasterly line to a dead line in the rear on which it measures 187.7 feet.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from C. H. Briley, Jr., Trustee of record in Book 3373, page 449, said Register's Office.

BEING the same property conveyed to James D. David and wife, Virginia G. Davis from Randall Phillips Builders, Inc., by deed of record in Book 3459, page 477, Register's Office for Davidson County.

This conveyance is made subject to the restrictions recorded in Book 3277, page 482, and as amended in Book 3286, page 375; and to the easements and limitations shown on the Map of Record in Book 3300, page 12, Register's Office for said County.

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This is {unimproved / (X) improved} property, known as 3816 (House Number) Briarcliff Court (Street) P. O. Address: Nashville, Tenn. (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ROBERT Y. FITZPATRICK AND WIFE, CAROLYN F. FITZPATRICK *their heirs and assigns, forever.*

And we do covenant with the said ROBERT Y. FITZPATRICK and wife, Carolyn F. Fitzpatrick *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.*

JAMES D. DAVIS, and wife,
And we, VIRGINIA G. DAVIS,

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert Y. Fitzpatrick and wife, Carolyn F. Fitzpatrick, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 29th *day of* December, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James D Davis
Virginia G Davis
Robert Y. Fitzpatrick
Carolyn F. Fitzpatrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gerry S. Mosier, a Notary Public in and for said County and State, the within named JAMES D. DAVIS and wife, VIRGINIA G. DAVIS,

the bargainor s., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 19 64.

Gerry S. Mosier, Notary Public.

Commission Expires 10/24/66

STATE OF _____
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor....., with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19_____.

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____ _____of the _____, the within named bargainor, a corporation, and that _____he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____

Witness my hand and seal, at office in _____, this _____day of _____, 19_____.

_____
Notary Public

Commission Expires _____

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STATE TAX $ 19.91
PROBATE .50
TOTAL $ 20.41

DEC 30 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID DEC 30 1964

205

559 Blvd

WARRANTY DEED

FROM

JAMES D. DAVIS, ET UX

TO

ROBERT Y. FITZPATRICK, ET UX

3814 Briarcliff Dr Nashville Tenn

63558

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 30 2 23 PM '64

NOTED: BOOK 1LD PAGE 646
RECORDING FEE 2.00
DEP. REG. .50

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

W. Cor. Third & Union

NASHVILLE, TENNESSEE