(This instrument was prepared by James A. Lesemann, Attorney at Law, 320 Gallatin Road, Madison, Tennessee.)

WARRANTY DEED

BOOK 4209 PAGE 729

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Fitzgerald et ux	(same)	10D03300
(NAME:) Union Hill Road Route 2	(NAME:)	Map 17 Pcl 52
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, C. E. SPENCER AND WIFE, OLA MAE SPENCER, hereinafter called the grantors,

have bargained and sold, and by these presents do transfer and convey unto the said RICHARD A. FITZGERALD AND WIFE, SARAH V. FITZGERALD, herein called the grantees, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Wayne S. Cooper, dated November 29, 1967, as follows:

Beginning at a spike in the center of Union Hill Road, same being the northwesterly corner of the second tract of property conveyed to C. E. Spencer and wife, by deed from Ora C. Tayes, of record in Book 2598, page 598, Register's Office for said County, and a common corner to Miller Lee Harris; thence with said Harris, South 23° 00' East 769.3 feet to an iron pin; thence North 62° East 120.5 feet to an iron pin; thence North 23° West 798 feet to a spike in the center of said Union Hill Road; thence with the center of same, South 48° 30' West 127 feet to the beginning, containing 2.16 acres.

Being part of the same property conveyed to C. E. Spencer and wife, Ola Mae Spencer, by deed from Ora C. Tayes, of record in Book 2598, page 598, Register's Office for Davidson County, Tennessee.

unimproved (X) This is improved ( ) property, known as ——— Union Hill Road, Route 2, Goodlettsville, Tenn.
(House Number) (Street) P. O. Address: (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 grantees, their *heirs and assigns, forever.*

And we *do covenant with the said* grantees *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.*

And we, the said grantors, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 6 *day of* ~~January~~ February, *19* 68., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C. E. Spencer
(C. E. Spencer)

Ola Mae Spencer

(Ola Mae Spencer)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* C. E. Spencer and wife, Ola Mae Spencer,

the within named 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* 6th *day of* January, *19* 68.

Alice McMahon *Notary Public*

Commission expires April 26, 1970

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 .....

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $9,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Richard A Fitzgerald
Affiant

Subscribed and sworn to before me this the 6 day of Feb 1968

Alice McMahon
Notary Public

Commission Expires: April 26, 1970

STATE TAX $ 23.40
PROBATE .50
TOTAL $ 23.90

FEB 6 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

Return to
GUAR. TITLE
G-19742

WARRANTY DEED

FROM
C.E. SPENCER ET UX

TO
RICHARD A. FITZGERALD
ET UX

04868

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 6 1 00 PM '68
NOTED. BOOK 118 PAGE 224
RECORDING FEE $ 3.00
DEP. REG. ____

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee