This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee

WARRANTY DEED

BOOK 4226 PAGE 942

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brooks S. Fitzpatrick (NAME:)	- Same (NAME:)	3D-50720
713 Two Mile Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11D-50722
Goodlettsville, Tennessee 37072 (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 and other good and valuable consideration, the receipt of which is hereby acknowledged,

we, Joseph C. Miller and wife, Juanita D. Miller,

have this day bargained and sold, and do hereby transfer and convey unto the said Brooks S. Fitzpatrick and wife, Ethel Fitzpatrick, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 and Reserved Parcel "A" on the Plan of Sutherland Heights, Section III, Resubdivision of Reserved Parcel, as of record in Book 4060, page 7, said Register's Office.

Said Lot No. 2 fronts 125 feet on the northeasterly side of Pennington Bend Road and runs back 332.85 feet on the northwesterly line and 390 feet on the southeasterly line, which is a broken line, to a line in the rear on which it measures 265 feet.

Said Reserved Parcel "A" is described as follows: BEGINNING at a monument at the north rear corner of Lot No. 1; thence with the north line of said Parcel, south 87° 50' east 198 feet to a monument; thence south 3° 43' west 124.31 feet to a monument; thence south 3° 02' west 30.65 feet to a monument in the northeasterly line of Lot No. 1; thence with the line between Parcel "A" and Lot No. 1 in a northwesterly direction 247.65 feet to the point of beginning.

Being part of the property conveyed to Joseph C. Miller and wife, Juanita D. Miller, by deed from Felix D. Riley and wife, as of record in Book 3808, page 146, and by Instrument of Correction from Edwin B. Lay and wife, as of record in Book 4225, page 504, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $7,500.00

Subscribed and sworn to before me, this the 10th day of April, 1968

Affiant Brooks S. Fitzpatrick

My commission expires: October 1, 1971 (Affix Seal)

Notary Public Billy D. Tisdale

This is improved (X) unimproved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Brooks S. Fitzpatrick and wife, Ethel Fitzpatrick, their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said real estate to said Brooks S. Fitzpatrick and wife, Ethel Fitzpatrick, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 10th day of April, 1968, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joseph C. Miller
Joseph C. Miller

Juanita D. Miller
Juanita D. Miller

BOOK 4226 PAGE 943

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ina N. Kent, *a Notary Public in and for said County and State,* Joseph C. Miller and wife, Juanita D. Miller, *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, *this* 10th *day of* April, *19* 68

Ina N. Kent
Notary Public

Commission expires My Commission Expires Oct. 31, 1971

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 .....

12505

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 12 9 48 AM '68

NOTED: BOOK 118 PAGE 571
RECORDING FEE $ 3.00
DEP. REG. B

STATE TAX $ 19.50
PROBATE .50
TOTAL $ 20.00

APR 12 1968

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

WARRANTY DEED

FROM

JOSEPH C. MILLER et ux

TO

BROOKS S. FITZPATRICK et ux

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tennessee 37204