WARRANTY DEED BOOK 4268 PAGE 167

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Russell L. Petty (NAME)	~~Same~~ United Mtg. Co (NAME)	Map 74-4
106 Jacksonian Dr. (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Ave (STREET ADDRESS)	Par. 17
Hermitage (CITY) Tenn (P. O. ZONE) (STATE)	Virginia Beach (CITY) Va. (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

----------Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 3951, page 995, Register's Office for Davidson County, Tennessee.

We, James W. Fitts and wife, Jeannie L. Fitts

have this day bargained and sold, and do hereby transfer and convey unto the said

Russell L. Petty and wife, Nancy F. Petty

their ~~heirs~~ heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 1052 on the Plan of Hermitage Hills, Section 10, as of record in Book 3600, page 50, Register's Office for said County.

Said Lot No. 1052 fronts 55.39 feet on the northerly side of the terminus of Jacksonian Drive and runs back between a broken line 280.92 feet on the easterly side and 162 feet on the southwesterly side to a line at the rear on which it measures 116.2 feet.

Being the same property conveyed to James W. Fitts and wife, Jeannie L. Fitts by deed from Roscoe B. Fountain, Jr. and wife, Mary F. Fountain, of record in Book 4170, page 624, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,944.54

Subscribed and sworn to before me, this the 12 day of Sept 1968

Affiant Russell L. Petty

My commission expires: 2-28-71 (Affix Seal)

Notary Public Chas E. McLean

This is unimproved ( ) improved ( ) 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 belonging to the said

Russell L. Petty and wife, Nancy F. Petty,

their ~~heirs~~ (heirs),

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., except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

Russell L. Petty and wife, Nancy F. Petty, their ~~heirs~~ (heirs), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 8th day of September, 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.

x James W. Fitts

x Jeannie L. Fitts

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon

Cahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Chas C Cantrell Jr, *a Notary Public in and for said County and State,* **James W. Fitts and wife, Jeannie L. Fitts**

the within named bargainorS, 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* 8th *day of* **September**, *19* 68

Charles C. Cantrell
Notary Public

Commission expires 6-1-69

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 .....

SEP 13 68 CONV 17,949.54
SEP 13 68 S'TAX A* 46.54
SEP 13 68 PR'FEE A* .50
SEP 13 68 W'DEED A* 3.00 * 50.04

WARRANTY DEED

FROM

JAMES W. FITTS, ET UX

TO

RUSSELL L. PETTY, ET UX

A 12780

IDENTIF. REFERENCE

SEP 13 8 49 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-3536
NASHVILLE, TENNESSEE

PEDIGO & SAINDON