Prepared by: William D. Castleman, 218 Third Avenue North, Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4283 PAGE 560

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William M. Fitzgerald, Et Ux	Murphree Mortgage Company	Map 43-6
(NAME)	(NAME)	
313 Becklea Drive	226 Third Avenue, North	Par. 212
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	MO

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

Cash in hand paid by the grantees, WILLIAM M. FITZGERALD and wife, LILLIAN D. FITZGERALD, and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption of a Deed of Trust securing Murphree Mortgage Company payment of the indebtedness therein described, of record in Book 4065, Page 321, Register's Office for Davidson County, Tennessee.

We, JAMES DAVID SIMMONS and wife, JUDI ANNE SIMMONS

have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM M. FITZGERALD and wife, LILLIAN D. FITZGERALD

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 310 on the Plan of Madison Park, Section III, as of record in Book 3500, Page 104, Register's Office for Davidson County, Tennessee.
Said lot fronts 71 feet on the westerly side of Becklea Drive and runs back 133.4 feet on the northerly line and 142.3 feet on the southerly line to a dead line in the rear, on which it measures 95.60 feet.

Being the same property conveyed to James David Simmons and wife, Judi Anne Simmons by deed from James Kenneth Stinson and wife, Rosemary Q. Stinson, of record in Book 4275, Page 785, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3794, Page 933, and to the easements and limitations shown on the Map of record in Book 3500, Page 104, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,100.00

Subscribed and sworn to before me, this the 31st day of October 1968

My commission expires: July 29, 1970 (Affix Seal)

Affiant William M. Fitzgerald

Notary Public Archie L. Hall

This is { unimproved / improved } (X) property, known as 313 Becklea Drive, Madison, Tennessee 37115
(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
WILLIAM M. FITZGERALD and wife, LILLIAN D. FITZGERALD
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* WILLIAM M. FITZGERALD and wife, LILLIAN D. FITZGERALD
THEIR
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 31st *day of* October, 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.*

James David Simmons

Judi Anne Simmons

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Archie L. Hutton, *a Notary Public in and for said County and State,* JAMES DAVID SIMMONS and wife, JUDI ANNE SIMMONS, *the within named bargainor...S, 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 Nashville, Tennessee, *this* 31st *day of* October, *19* 68

Archie L. Hutton *Notary Public*

Commission expires July 29, 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 .....

NOV-1 68	CONV	15,100.00				
NOV-1 68	S'TAX		A*	39.26		
NOV-1 68	PR'FEE		A*	.50		
NOV-1 68	W'DEED		A*	3.00	*	42.76

WARRANTY DEED

FROM

JAMES DAVID SIMMONS, ET UX

TO

WILLIAM M. FITZGERALD, ET UX

A 19368

IDENTIF. REFERENCE

Nov 1 2 52 PM '68

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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 : Inglewood Realty Co., 3805 Gallatin Road, Nashville, Tennessee 37216