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

WARRANTY DEED

BOOK 4293 PAGE 972

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brooks S. Fitzpatrick	igs & Loan Assn	3D50710
(NAME:) 713 Two Mile Pike	BROOKS S FITZPATRICK 713 TWO MILE PIKE GOODLETTSVL TENN 37072	
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tenn.	Nashville, Tennessee	
(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, FELIX D. RILEY AND WIFE, DOROTHY N. RILEY, hereinafter called the grantors,

have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ BROOKS S. FITZPATRICK AND WIFE, ETHEL C. FITZPATRICK, 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 3rd Civil District of Davidson County, Tennessee, being the northerly one-half of Lot No. 10 on the Map of George I. Waddey's Subdivision of the easterly part of the I. W. Richardson 30 acre tract, not of record, described according to a survey made by S. R. Sanford, Jr., Civil Engineer, May 15, 1937, and revised in March, 1939, as follows:

Said northerly half of said Lot No. 10 fronts 100 feet on the easterly side of Pennington Bend Road and extends back 396 feet, more or less, on the northerly side, and 370 feet, more or less, on the southerly side, to a dead line in the rear, measuring 100 feet thereon.

Being part of the same property conveyed to Felix D. Riley and wife, Dorothy N. Riley, by deed from George I. Waddey, of record in Book 1306, page 75, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 2737 Pennington Bend Road, Nashville, Tennessee
(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* 8th *day of* November, *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.*

Felix D. Riley
(Felix D. Riley)

Dorothy N. Riley
(Dorothy N. Riley)

BOOK 4293 PAGE 973

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~DAVIDSON~~ Logan

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Felix D. Riley and wife, Dorothy N. Riley,

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 Olmstead, Kentucky ~~TENNESSEE~~
this 26 *day of* November, *19*68.

NOTARIAL SEAL LOGAN COUNTY NOTARY PUBLIC STATE AT LARGE KENTUCKY STATE

Commission expires July 1st 1970

J B Campbell
Notary Public

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 $ 16,750.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Felix D. Riley
Affiant

Subscribed and sworn to before me this the 14 day of Nov. 1968

C. A. Shelton Jr.
Notary Public

NOTARIAL SEAL NOTARY PUBLIC STATE AT LARGE TENNESSEE

Commission Expires:
January 27, 1970

DEC 13 68	CONV	16,750.00			
DEC 13 68	S'TAX		B*	43.42	
DEC 13 68	PR'FEE		B*	.50	
DEC 13 68	W'DEED		B*	3.00	* 46.92

WARRANTY DEED

FROM
FELIX D. RILEY ET UX

TO
BROOKS S. FITZPATRICK ET UX

713

A 23935

IDENTIF. REFERENCE

DEC 13 12 56 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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