(This instrument was prepared by James A. Lesemann, at Law,
320 Gallatin Road, Madison, Tennessee 37115.)

BOOK 4348 PAGE 833

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Eugene Fitzwater, Jr. et ux	Fidelity Federal Savings & Loan Association	10D37252
(NAME)	4th & Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219	
	(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, including the assumption by the said grantees of the unpaid balance of an indebtedness owing to Fidelity Federal Savings and Loan Association, and secured by a deed of trust of record in Book 4112, page 973, Register's Office for Davidson County, Tennessee,

We, JAMES F. THROCKMORTON AND WIFE, BRENDA R. THROCKMORTON, hereinafter called the grantors *have bargained and sold, and by these presents do transfer and convey unto the said* JAMES EUGENE FITZWATER, JR. AND WIFE, SHIRLEY ANN BREEDEN FITZWATER, 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 Davidson County, Tennessee, being Lot No. 3 on the Plan of Plantation Estates, Section I, as of record in Book 3842, page 40, Register's Office for said County, to which reference is here made.

Being the same property conveyed to James F. Throckmorton and wife, Brenda R. Throckmorton, by deed from Darrell O. Glenn and wife, Nancy K. Glenn, of record in Book 4291, page 985, Register's Office for Davidson County, Tennessee.

This conveyance made subject to setback line and easements of record in Book 3842, page 40, Register's Office for said County.

JUL 11 '69 CONV 24,178.52
JUL 11 '69 STAX C* 62.92
JUL 11 '69 PRFEE C* .50
JUL 11 '69 MTGTX C* 1.00

This is improved (X) unimproved ( ) property, known as Lot 3 in Plantation Estates, Nashville, 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,* except as stated herein.

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 hands *this* 27th *day of* June, *19*69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James F. Throckmorton
(James F. Throckmorton)

Brenda R. Throckmorton
(Brenda R. Throckmorton)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4318 PAGE 834

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James F. Throckmorton and wife, Brenda R. Throckmorton,

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 27th day of June, 1969.

W. Glenn Miller
Notary Public

Commission expires 8/1/71

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 $ 24,178.52 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

James Eugene Fitzwater Jr.
Affiant

Subscribed and sworn to before me this the 27th day of June 1969

W. Glenn Miller
Notary Public

Commission Expires: 8/1/71

A 47278

IDENTIF. REFERENCE

JUL 11 9 10 AM '69

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM JAMES F. THROCKMORTON, ET UX

TO JAMES EUGENE FITZWATER, JR., ET UX

Rec for $24,200.00

Mail to
Kennedy Realty Co
2801 Fallwin Rd
Nashville Tenn 37214

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