# WARRANTY DEED

BOOK 4378 PAGE 221

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brooks S. Fitzpatrick (NAME) | Same (NAME) | Map 84-4 |
| 3133 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 3D-67520 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | Par. 7 |

*For and in Consideration of the sum of* --FORTY-SIX THOUSAND AND 00/100 (46,000.00)

---

*DOLLARS*

cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledge;

| | | | | | |
|---|---|---|---|---|---|
| NOV10 68 | CONV | 46,000.00 | | | |
| NOV10 68 | S'TAX | | B* | 119.60 | |
| NOV10 68 | PR'FEE | | B* | .50 | |
| NOV10 68 | W'DEED | | B* | 6.00 | * 126.10 |

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
304 American Trust Building
Nashville, Tennessee 37201

FIRST AMERICAN NATION BANK, as Executor/ has and not otherwise does

/ *bargained and sold, and by these presents transfer and convey unto*

*the said* BROOKS S. FITZPATRICK and wife, ETHEL C. FITZPATRICK, their

*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A small tract of land in the 3rd Civil District of Davidson County, Tennessee, being a part of an unnumbered tract marked "Roy Jordan", and shown lying north of Lots Nos. 45, 46, and 47, on the Plan of Sec. IV, McGavock Heights, as of record in Book 2854, page 47, Register's Office for said County, and described as follows:

BEGINNING at a point on the east side of McGavock Pike, at a concrete monument at the northwest corner of Lot No. 47, being 165 feet north of a concrete monument set at the beginning of a curve into Meadowwood Drive; thence along the north line of Lots 45, 46 and 47, South 85° 31' East 405.9 feet to a concrete monument; thence northerly 183 feet to a concrete monument; thence westerly 50 feet to a steel pin, and continuing westerly 79 feet to another steel pin, and continuing westerly 265.7 feet more or less to the easterly margin of McGavock Pike; thence with the margin of the same, southerly 200 feet to the point of beginning.

Being property vested in First American National Bank, as Executor, under the will of Will Andrew Strasser, with power to sell and convey, as of record in Will Book 94, page 367, Probate Court Clerk's Office for Davidson County, Tennessee.

Said property is conveyed subject to restrictions recorded in Book 2491, page 298, applicable to McGavock Heights, Section I, which were applicable to the above described land in the deed of record in Book 2545, page

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46,000.00

Subscribed and sworn to before me, this the 7th day of November, 1969

Affiant

My commission expires: (Affix Seal)

Notary Public

572, recorded July 3, 1956, except that Item 9 in said restrictions was changed to read 2,000 square feet of floor space.

unimproved ( ) This is improved (X) property, known as 3133 McGavock Pike, Nashville, Tennessee 37214 (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* Brooks S. Fitzpatrick and wife, Ethel C. Fitzpatrick, their *heirs and assigns, forever.*

*And* it does ~~xx~~ *covenant with the said* grantees *that* it is *lawfully seized and possessed of said land in fee simple;* ~~xxx~~ has *a good right to convey it, and the same is unencumbered.*

*And* Grantor does as said Executor and not otherwise ~~do~~ *further covenant and bind* itself, its assigns ~~xheirs~~ *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 hand this* 7th *day of* November, *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.*

FIRST AMERICAN NATIONAL BANK,
Executor under Will of Will Andrew Strasser,
By B. Henderson Trust Officer

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me, ....., a Notary Public in and for said County and State, the within named.....*

.....

.....

*the bargainor....., 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....., Tennessee, this..... day of....., 19.....*

....., *Notary Public.*

*Commission Expires.....*

---

*STATE OF.....*
*COUNTY OF.....*

*Personally appeared before me, ....., a Notary Public in and for said County and State, the within named.....*

.....

.....

*the bargainor....., 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....., this..... day of....., 19.....*

....., *Notary Public.*

*Commission Expires.....*

---

*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* First American National Bank *, 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* Nashville, Tennessee
*this.....day of.* November *, 19* 69

.....
*Notary Public*

*Commission Expires.....*

# WARRANTY DEED

FROM

FIRST AMERICAN NATIONAL BANK,

EXECUTOR

TO

BROOKS S. FITZPATRICK, ET UX

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

A 60013

IDENTIF. T REFERENCE

Nov 10 9 03 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4378 PAGE 224