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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF September, 19 70

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY CLYDE P. HOLLAND ATTORNEY, WARFIELD, ENTREKIN & JONES, THIRD NATIONAL BANK BUILDING NAME NASHVILLE, TENNESSEE 37219 ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
CALVIN W. FITE, JR. et ux (NAME)	BUYER (NAME)	Map. 104-12
1501 1505 Bernard Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 323
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ANNA ELIZABETH BATTLE AND MARY FRANCES PERRY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CALVIN W. FITE, JR. AND WIFE RAMONA S. FITE

HEREINAFTER 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:

Two tracts of land in Davidson County, Tennessee, Tract No. I, being the east 16 feet of Lot No. 55 and the west part of Lot No. 56, and Tract No. II, being the most western 42 feet of Lot No. 54; all as shown on the Plan of Avalyn Place, as of record in Book 161, page 150, Register's Office for said County.

Said Tract I fronts 41.6 feet on the south side of Bernard Avenue, and runs back between lines, 140 feet more or less to an alley on which they measure 51.4 feet. Said Tract II fronts 42 feet on the southerly margin of Bernard Avenue, and extends back between parallel lines, 140 feet to an alley.

Being the same property vested as follows: Tract I: in Anna Elizabeth Battle, a 1/2 undivided interest, by deed from Robert Madison Bowers, et al, in Book 3407, page 107; and a 1/2 undivided interest is in Anna Elizabeth Battle, as divisee under the Will of Blanche Goodall Battle,as of record in Will Book 65, page 169; Tract II: is in Anna Elizabeth Battle and Mary Frances Perry, as devisees under the will of Blanche Goodall Battle as of record in Will Book 65, page 169; RODC, Tennessee.

This is unimproved ( ) improved ( ) property, known as 1501 and 1505 Bernard Avenue, Nashville, TEnnessee (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; and we 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 sssigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 4 day of September, 19 70

ANNA ELIZABETH BATTLE

MARY FRANCES PERRY

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STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANNA ELIZABETH BATTLE AND MARY FRANCES PERRY

the 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 4 day of September 19 70

Commission expires 5-12-74

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM
ANNA ELIZABETH BATTLE
MARY FRANCES PERRY

TO
CALVIN W. FITE, JR.
and wife
RAMONA S. FITE

A 55341

IDENTIFICATION

SEP 9 8 36 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP-9-70	CONV	13,000.00			
SEP-9-70	S'TAX		A*	33.80	
SEP-9-70	R'FEE		A*	.50	
SEP-9-70	W'DEED		A*	3.00	* 37.30

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.