BOOK 4626 PAGE 18

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. Donald Ray Fritts	Same as new owner	7DA-7745
(NAME) 720 Estes Road	(NAME)	116-4-163
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100---------- ------($10.00)----------DOLLARS

cash in hand paid by the grantees ~~herein~~ and other good and valuable considerations, receipt of which is hereby acknowledged, I, Minnie D. Stewart, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said

DONALD RAY FRITTS AND WIFE, DONNA F. FRITTS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the Plan of O. H. Mason's Resubdivision of Lot 7 and the southerly 50 feet of Lot 6 W. M. Cantrell's Subdivision, of record in Book 3842, page 80, Register's Office for said County.
Said Lot No. 1 fronts 76 feet on the easterly side of Estes Avenue and extends back between parallel lines 245 feet to an alley.
Being part of the property conveyed to CHARLES N. STEWART AND WIFE, MINNIE D. STEWART by deed from P. A. Patrick, Jr. and wife, of record in Book 2648, page 261, said Register's Office, the said Charles N. Stewart, having since died.

AUG-8[illegible]	CONV	31,000.00			
AUG-8[illegible]	STAX		A*	80.60	
AUG-8[illegible]	FRTEE		A*	.50	
AUG-8[illegible]	W DEED		A*	4.00	* 85.10

This is improved (X) unimproved ( ) property, known as 720 Estes Road-Nashville, Tennessee 37205
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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 assigns against the lawful claims of all persons, whomsoever.

Whenever 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 hands this 7th day of August, 19 72.

Minnie D. Stewart
Minnie D. Stewart

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MINNIE D. STEWART, a widow

the bargainor ____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of August, 1972.

My commission expires April 25, 1974 Notary Public L. D. Richards
L. D. Richards

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public within and for the State and County aforesaid, personally appeared ____ with whom I am personally acquainted and who upon this oath acknowledged himself to be the ____ of the ____ the within named bargainor, a corporation, and that he as such ____ 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 ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____, 19____.

My commission expires ____ Notary Public ____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $31,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Donald Ray Fritts

Sworn to and subscribed before me this 7th day of August, 1972.

My commission expires April 25, 1974 Notary Public L. D. Richards
L. D. Richards

This instrument was prepared by:

Name | Address

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
SUITE 2114, PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

WARRANTY DEED
G-226966-gh

FROM MINNIE D. STEWART, a widow

TO DONALD RAY FRITTS ET UX

B 70619

T

IDENTIF. REFERENCE

AUG 8 12 19 PM '72

FELIX Z. ROBERTSON II, REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

RETURN TO OFFICE OF TENNESSEE TITLE CO. BOX