BOOK 1692 PAGE 986 mad

THIS INSTRUMENT PREPARED BY:
Thomas M. Black, Attorney
223 Madison Street
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ARMANDO FITZ, ET UX	SAME	
(NAME)	(NAME)	
LARKIN SPRINGS ROAD		43-13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	180 Pat
MADISON, 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, and other valuable considerations, receipt of which is hereby acknowledged,

R. JOHN MANZANO,

have this day bargained and sold, and do hereby transfer and convey unto the said

ARMANDO FITZ, ET UX, IDELSY FITZ, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the easterly margin of Larkin Springs Road, 250 feet north of the north line of the Madison Sanitarium Property, said point being 250 feet north of the southwest corner of the original William I. Love 144.12 acre tract, being in the north line of a 50-foot unnamed street, south 86° 30' east 400 feet to a point; thence north 4° east 100 feet to a point; thence north 86° 30' west 400 feet to a point in the easterly margin of Larkin Springs Road; thence with the margin of the same, south 4° west 100 feet to the beginning.

Being the same property conveyed to R. John Manzano and wife, Katherine Manzano by deed from William I. Love, unmarried, of record in Book 2273, page 549, Register's Office for Davidson County, Tennessee, the said Katherine Manzano having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,100.00

Subscribed and sworn to before me, this the 27 day of March, 19 73

Affiant

My commission expires: 11-12-75 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as Larkin Springs Road and Manzano Road, Madison, Tenn.
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

grantees, their

(successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as appears of record.

I further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 27th *day of* March, 19 73 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

R John Manzano

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* R. JOHN MANZANO,

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

Witness my hand and official seal at Madison, *Tennessee, this* 27th *day of* March, *19* 73.

Thomas M. Blevins *Notary Public*

Commission expires 11-12-75

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 .....

MAR28	CONV	*8,100.00				
MAR28	S'TAX		A*	21.06		
MAR28	PR'FEE		A*	.50		
MAR28	W'DEED		A*	4.00	*	25.56

WARRANTY DEED

FROM
R. JOHN MANZANO
TO
ARMANDO FITZ, ET UX

C 00093

IDENTIF. REFERENCE

MAR 28 2 22 PM '73

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115