BOOK 4701 PAGE 633 FORM NO. WD-1

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
333 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24 DAY OF April 1973.

Notary Public

MY COMMISSION EXPIRES: 7/3/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Richard Fitch (NAME)	Guaranty Mortgage Company (NAME)	Map 103-4
4019 Utah Avenue (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue North (STREET ADDRESS)	Par 366
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	250-4110

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, Lamar Throneberry and wife, Bobbie S. Throneberry and Olena G. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Richard Fitch and wife, Frances Marie Fitch

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:

LAND in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 81 on the Plan of West End Annex, as of record in Book 332, page 61, Register's Office for said County.

SAID part of said Lot No. 81 fronts 50 feet on the southerly side of Utah Avenue, formerly 7th Street, and runs back between parallel lines 163.3 feet to an alley.

BEING the same property conveyed to Lamar Throneberry and wife, Bobbie S. Throneberry and Olena G. Smith by deed from Sophie Elizabeth Zenger, a widow, by deed of record in Book 2708, page 173, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4019 Utah 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 assigns, 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 this 24 day of April, 1973

Lamar Throneberry

Bobbie S. Throneberry

Olena G. Smith

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lamar Throneberry and wife, Bobbie S. Throneberry and Olena G. Smith

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, Tenhessee, this 24 day of April, 19 73

Commission expires 7/31/73

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 _____

APR26 CONV 17,000.00
APR26 STAX A* 44.20
APR26 PRFEE A* .50
APR26 WDEED A* 4.00 * 48.70

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

My commission expires _____

Notary Public

C 0 3 9 4 8

IDENTIF. REFERENCE

APR 26 11 40 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
LAMAR THRONEBERRY ET AL

TO
MICHAEL RICHARD FITCH AND
WIFE, FRANCES MARIE FITCH

File: A. Braden Floyd

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.