WARRANTY DEED

BOOK 4726 PAGE 699

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard H. Fitzgerald (NAME)	Fidelity Federal S & L Assoc. (NAME)	Map 130-7
3915 Trimble Road (STREET ADDRESS OR ROUTE NUMBER)	4th Avenue and Union Street (STREET ADDRESS)	Parcel 111
Nashville, Tenn (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	BM 08479

For and in Consideration of the sum of ($10,530.70)

TEN THOUSAND FIVE HUNDRED THIRTY and 70/100 ---------- *DOLLARS*

Cash in hand paid by RICHARD H. FITZGERALD and wife, MARGARET H. FITZ-GERALD, hereinafter referred to as GRANTEES, and the agreement by the said GRANTEES to assume and pay the unpaid principal balance of a note secured by a deed of trust of record in Book 4651, page 281, Register's Office for Davidson County along with interest as therein specified, and other good and valuable consideration, we, JAMES R. ANDERSON and wife, MARY E. ANDERSON, hereinafter referred to as GRANTORS

JUL 10	CONV	38,000.00			
JUL 10	S'TAX		A*	98.80	
JUL 10	PR'FEE		A*	.50	
JUL 10	W'DEED		A*	6.00	* 105.30

have bargained and sold, and by these presents do transfer and convey unto the said 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 or parcels of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1: Being parts of Lots Nos. 215, 216, 217 and part of 9th Street (now closed) on the plan of part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, being the westerly 50 feet of Lot No. 4 on the unrecorded plan of Fitzpatrick's Re-subdivision of Lots Nos. 214, 215, 216 and part of 217, part of 9th Street (now closed) and part of Brighton Avenue (now closed) on said Royal Oaks Land Company's Subdivision, described according to a survey made by Z. J. Wilkinson, Surveyor, April 10, 1947, as follows:

Beginning on the southerly margin of Trimble Road, at the northeast corner of the property conveyed to Louise V. Hardison by deed from Helen T. Dunn and husband, of record in Book 1539, page 573, said Register's Office; thence with the southerly margin of said Road, eastwardly 50 feet; thence southwardly 302.9 feet, more or less, to the northerly boundary line of Lot No. 3 on said Fitzpatrick's unrecorded plan; thence with said line, westwardly 50 feet to the Southwest corner of said Lot No. 4; thence northwardly 302.9 feet, more or less, to the beginning.

TRACT NO. 2: Being parts of Lots Nos. 210, 211 and part of 9th Street (now closed) on the plan of part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described according to an unrecorded revised plan, as follows:

Beginning on the southerly margin of Trimble Road at its intersection with the westerly line Lot No. 217; thence with the westerly line of Lots Nos. 217 and 216, southwardly 265.9 feet to the common corner of Lots Nos. 211,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of July 1973

My commission expires: 7/31/74 (Affix Seal)

Notary Public

212, 215 and 216; thence with the line between Lots Nos. 211 and 212, westwardly 100 feet; thence northwardly and parallel with the westerly line of Lots Nos. 216 and 217, 247 feet, more or less, to the southerly margin of Trimble Road; thence with said Road, eastwardly 101 feet, more or less, to the beginning.

Being the same property conveyed to James C. Tippens and wife, Edna J. Tippens, by deed from William Thomas Hardison, Jr., of record in Book 4067, page 177, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James R. Anderson and wife, Mary E. Anderson, by deed from James C. Tippens and wife, Edna J. Tippens, as of record in Book 4651, page 278, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3915 Trimble Road, Nashville, Tennessee
(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 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.,* except for the hereinabove mentioned deed of trust and the taxes for 1973, both assumed by the GRANTEES.

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.*

Witness our *hands this* sixth *day of* July, *1973, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIS INSTRUMENT PREPARED BY:
Lewis D. Nichols, Jr., Attorney
809 Nashville City Bank & Trust Bldg.
Nashville, Tennessee 37201

James R. Anderson

James R. Anderson

Mary E. Anderson

Mary E. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sarah L Nichols Notary Public in and for said County and State, the within named James R. Anderson and Mary E. Anderson

the bargainors, 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 sixth day of July, 1973.

Sarah L Nichols Notary Public.

Commission Expires July 31, 1974

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 , 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 .

6 9 1 IDENTIFICATION REFERENCE JUL 2 20 PM '73 DAVIDSON COUNTY, TENN.