BOOK 4809 PAGE 300

WARRANTY DEED

This instrument prepared by
J. K. WOODARD, Attorney at law
[illegible] GALLATIN ROAD SOUTH
[illegible], TENN. ZIP CODE 37115

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. Fite & wife,	THE LOMAS & NETTLETON CO.	4D 42750
(NAME) 502 Lawrence St.	(NAME) P. O. Box 964	Map
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, Tenn. 37138	(STREET ADDRESS) Virginia Beach, Virginia 23451	Par
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------Ten Dollars--------
----------$10.00---------- Dollars,
Cash in hand paid and other good and valuable considrations, the receipt of which is hereby acknowledged, including the assumption of and agreement to pay by the grantee the balance owing on a first mortgage on said property.

WE, THOMAS L. SANDERS AND WIFE, WANDA S. SANDERS,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES A. FITE AND WIFE, CHERYL A. FITE (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 101, Section "A", Plan of Village of Old Hickory, as of record in Book 1424, page 68, Register's Office for said County.

Said Lot No. 101 fronts 58 feet on the westerly side of Lawrence Street and extends back between parallel line, 85.5 feet.

Being the same property conveyed to Thomas L. Sanders and wife, Wanda S. Sanders by Deed from Hershal Glenn Swift and wife, Patricia Fay Swift of record in Bokk 4693, page 316, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2022, page 76, Book 2028, page 481, and Book 2203,page 388, Register;s Office for said County; easements and setback lines as set forth on the above plan of record;

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 24th day of April 19 74

My commission expires: 5-1-76 (Affix Seal)

Affiant James A Fite

Notary Public Don Richmond

NOTARY PUBLIC DAVIDSON COUNTY TENN.

This is unimproved ( ) improved ( ) property, known as ..... (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. We we are 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 set out above.

We further covenant and bind ourselves, our 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.

NOTARY PUBLIC DAVIDSON COUNTY TENN.

Witness our hands this 24th day of April, 19 74, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Thomas L. Sanders Wanda S. Sanders

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned Thomas L. Sanders and wife, Wanda S. Sanders *a Notary Public in and for said County and State,*

the within named bargainor....., 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* 24th *day of* April, *19* 74

Don Richeson *Notary Public*

Commission expires 5-1-76

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 .....

WARRANTY DEED

FROM
Thomas L. Sanders and wife,

TO
James A. Fite and wife,

Cheryl A. Fite

Mail To: Don Richeson Realty
608 N. Gallatin Rd.
Madison, Tenn. 37115

APR 25 12 23 PM
FELIX Z. WILSON
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

Compliments of
Madison Title Company
608 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

APR25 74	CONV	15,000.00			
APR25 74 S'TAX			A*	39.00	
APR25 74 PR'FEE			A*	.50	
APR25 74	W'DEED		A*	4.00	* 43.50