BOOK 4827 PAGE 949

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Roger M. Fitts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 1974.

Notary Public

My Commission Expires JULY 29, 1974

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger M. Fitts, divorced (NAME)	Fidelity Federal Savings & Loan Association	
3005 Runabout Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, N. (STREET ADDRESS)	136 14
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	94 Pw

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, AMERICAN HOMES, a partnership composed of Ralph Stevens and Melvin Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger M. Fitts, divorced, his heirs and assigns,

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 Lot 90 as shown on tbe Plan of Harbour Town Village, Section X, of record in Book 4675, pages 3 and 4, R.O.D.C., Tennessee, to which plan reference is here made for a more complete description of said lot.

BEING property conveyed to American Homes, a partnership, by deed from Home Service Corporation, of record in Book 4727, page 429, R.O.D.C., Tennessee.

This conveyance is made subject to restrictions of record in Book 4806, page 87, R.O.D.C., Tennessee; easements, setback lines and conditions of owner's certificate as shownon plan of record in Book 4675, page 3, R.O.D.C., Tennessee.

unimproved ( )
This is improved (X) property, known as 3005 Runabout Drive, Nashville, Tenn. 37217
(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 my hand this 18th day of June, 19 74

AMERICAN HOMES, a partnership

By: Ralph Stevens

By: _____

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Robert W. Thurman, Jr., a Notary Public in and for said County and State, the within named Ralph Stevens, a partner of American Homes

the 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 Nashville, Tennessee, this 18th day of June 19 74

My Commission Expires JULY 29, 1974

Commission expires

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

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

My commission expires

Notary Public

02153 05-a

WARRANTY DEED

FROM

AMERICAN HOMES, a partnership

TO

ROGER M. FITTS, DIVORCED

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION NASHVILLE

C60111

IDENTIF. REFERENCE

JUN 24 3 41 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN24'74	CONV	45,000.00			
JUN24'74	S'TAX		A*	117.00	
JUN24'74	PR'FEE		A*	.50	
JUN24'74	W'DEED		A*	4.00	* 121.50