FORM NO. WD-1

BOOK 4831 PAGE 317

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 19 74

Notary Public

MY COMMISSION EXPIRES: 2/4/75

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 26th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES D. CONNELLY (NAME)	MAJESTIC SAVINGS AND LOAN ASSOCIATION (NAME)	
2314 Kimberly Road (STREET ADDRESS OR ROUTE NUMBER)	2420 West 26th Avenue (STREET ADDRESS)	73-3
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Denver, Colorado 80211 (CITY) (STATE) (ZIP)	9 Part

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, RONALD W. FITZGERALD and wife, BARBARA T. FITZGERALD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES D. CONNELLY

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 No. 466 on the Plan of Sunset View Section VI, as of record in Book 2900, pages 54 and 55, Register's Office for Davidson County, Tennessee.

Said Lot No. 466 fronts 100 feet on the northerly side of Kimberly Road and extends back 261.4 feet on the easterly line and 259.50 feet on the westerly line, to a dead line in the rear, on which it measures 100.05 feet.

Being the same property conveyed to Ronald W. Fitzgerald and wife, Barbara T. Fitzgerald, by deed from George Henderson, Trustee, of record in Book 4552, page 849, Register's Office for said County.

GRANTEES HEREIN ASSUME AND AGREE TO PAY THE BALANCE OF AN INDEBTEDNESS OWED TO DOBSON and JOHNSON, INC., AND PRESENTLY HELD BY MAJESTIC SAVINGS & LOAN ASSOCIATION SECURED BY DEED OF TRUST OF RECORD IN BOOK 4552, PAGE 869, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is unimproved ( ) improved (XX) property, known as 2314 Kimberly Road, 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 s this 14th day of June, 19 74

Ronald W. Fitzgerald — Barbara T. Fitzgerald

RONALD W. FITZGERALD BARBARA T. FITZGERALD

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Ala Sat, a Notary Public in and for said County and State, the within named RONALD W. FITZGERALD and wife, BARBARA T. FITZGERALD

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, Tennessee, this 14th day of June 19 74

Commission expires 2/4/75

Ala Sat
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

WARRANTY DEED

FROM
RONALD W. FITZGERALD, et ux

BARBARA T. FITZGERALD

TO
JAMES D. CONNELLY

PLEASE MAIL RECORDED DEED TO:

ALAN L. SATURN, Attorney
26TH FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37...

C 61657

IDENTIF. REFERENCE

JUL 3 11 10 AM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-3[74]	CONV	28,500.00			
JUL-3[74] S'TAX			A*	74.10	
JUL-3[74] PR'FEE			A*	.50	
JUL-3[74] W'DEED			A*	4.00	* 78.60