BOOK 4832 PAGE 175

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal (NAME) Union at Fourth	105-13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	301
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged; I,

JUL-8⁷⁴	CONV	27,500.00			
JUL-8⁷⁴	S'TAX		A*	71.50	
JUL-8⁷⁴	PR'FEE		A*	.50	
JUL-8⁷⁴	W'DEED		A*	4.00	* 76.00

MAE S. SAMUELS, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said PAUL A. FITZGERALD AND WIFE, NETTIE L. FITZGERALD

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the southerly 65 feet of Lot No. 91 on the Waverly Land Company's Plan of Lots, called "Waverly Place" as of record in Book 57, page 95, Register's Office for said County.

Said part of Lot No. 91 fronts 65 feet on the westerly side of Kirkman Avenue or 9th Avenue South, and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed to E. L. Samuels, and wife, Mae S. Samuels, by deed from Robert S. Stockard and wife, as of record in Book 3432, page 177, Register's Office for Davidson County, the said E. L. Samuels having since died.

This conveyance is subject to easements, restrictions, setback lines and taxes for 1974 applicable to said property.

This is unimproved ( ) improved (X) property, known as 2109 9th Avenue, South, Nashville, Tenn. 37204
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 5th day of July, 19 74

/ Mae S. Samuels
MAE S. SAMUELS

BOOK 4832 PAGE 176

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named MAE S. SAMUELS, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of July, 1974.

My commission expires 1-17-77 Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 27,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Paul A. Fitzgerald
Nettie L. Fitzgerald

Sworn to and subscribed before me this 5th day of July, 1974.

My commission expires 1-17-77 Notary Public _____

This instrument was prepared by:
This instrument prepared by

Name	STEPHENSON AND LACKEY	Address
	First Federal Building Nashville, Tennessee 37219	

File for Federal & State Mail Tax Bill

WARRANTY DEED

FROM

MAE S. SAMUELS, unmarried,

TO

PAUL A. FITZGERALD AND WIFE,

NETTIE L. FITZGERALD

C 62062

IDENTIF. REFERENCE

JUL 8 2 55 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title

Office of
Pioneer National Title Insurance Company
Suite 2114—Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

FORM 1002 HESSEY REV. 4/1/73