FORM NO. WD-1

BOOK 4894 PAGE 723

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Roy L. Fitts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March 19 75.

D. W. Williams
Notary Public

MY COMMISSION EXPIRES: Dec. 16, 1975
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
H. Philip Sadler, Attorney, Donelson, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Roy L. Fitts (NAME)	1st Federal (NAME)	
6102 Clarksville Highway (STREET ADDRESS OR ROUTE NUMBER)	Highway - Title Division (STREET ADDRESS)	M. 21
Nash. Tenn. (CITY) (STATE) (P. O. ZIP)	Nash. Tenn. (CITY) (STATE) (ZIP)	P. 179

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~~ I, Harry Benson Word, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy L. Fitts and wife, Alice Faye Fitts

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 the 14th Civil District of said County and State, which fronts 120 feet on the easterly side of the Clarksville Highway, and is described by metes and bounds according to a survey of Solon E. Davis, Engineer, made August 2, 1956, as follows:

BEGINNING at a point in the easterly right of way line of the Clarksville Highway 425 feet southerly from the intersection of said right of way line with the boundary line between the lands of Johns and the lands of Mrs. Elsie Felts Binkley, et al; thence south 84° 38' east 375 feet to a stake; thence south 5° 50' west 134 feet to a stake; thence north 82° 32' 30" west 378 feet to a point in the easterly right of way line of said Clarksville Highway; thence northerly with said right of way line 120 feet, more or less to the point of beginning, and containing 1.09 acres, more or less.

Being the same property conveyed to Harry B. Word, Jr. and wife, Martha F. Word, by deed from James C. Reeves and wife, Mary Louise Reeves, as of record in Book 4713, page 439, in the Register's Office for Davidson County, Tennessee, and by decree of the Sixth Circuit Court of Davidson County, Tennessee, divesting all right, title and interest of Martha Carol Word out of the above real estate and vested in Harry Benson Word, Jr. as his sole and absolute property. Said Final Decree being of record in Minute Book 14C, page 1087 Circuit Court Clerk Davidson County, Tennessee and being Registered in the Register's Office for Davidson County, Tennessee in Book 4864, page 423.

Grantees agree to assume and pay first mortgage indebtedness on this property due to First Federal Savings & Loan Association, Nashville, Tennessee.

unimproved ( )
This is improved ( ) property, known as _____
(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 6 day of November, 19 74

Harry Benson Word Jr.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry Benson Word, Jr.

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 1st day of November, 1974.

Commission expires Dec. 12th, 1976

Lois Ann Harden
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

C 90058

WARRANTY DEED

FROM
HARRY BENSON WORD, JR.

TO
ROY L. FITTS ET UX

IDENTIF. REFERENCE

MAR 10 10 29 AM '75
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 10 75	CONV	*25,000.00			
MAR 10 75	S TAX		A*	65.00	
MAR 10 75	PR FEE		A*	.50	
MAR 10 75	W DEED		A*	4.00	* 69.50