ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ronald D. Fitts (NAME)	Dobson & Johnson, Inc. (NAME)	
289 Garry Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	133-16
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP CODE)	135

WARRANTY DEED

For and in consideration of the sum of ----------$10.00---------- ----------TEN AND NO/100---------- DOLLARS

Cash paid by Ronald D. Fitts and wife, Margaret S. Fitts and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, John M. Baker and wife, Patricia S. Baker

have bargained and sold, and by these presents do transfer and convey unto the said Ronald D. Fitts and wife, Margaret S. Fitts

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

Being Lot No. 121 on the plan of Kenilworth Estates, Section I, of record in Book 2900, pages 105 and 106, Register's Office for said County.

Said Lot No. 121 fronts 70 feet on the southerly side of Garry Drive, and extends back between parallel lines 136 feet to a dead line.

Being the same property conveyed to John M. Baker and wife, Patricia S. Baker by deed from Donald L. Sandefur and wife, of record in Book 4269, page 903, said Register's Office.

unimproved ( )
This is improved (X) property, known as 289 Garry Drive (House Number) (Street)

Nashville (P. O. Address) Tennessee (City or Town) 37211 (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 16th day of May, 19 75.

X John M Baker
John M. Baker

X Patricia S Baker
Patricia S. Baker

BOOK 4914 PAGE 751

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Gloria Riches, a Notary Public in and for said County and State, the within named John M. Baker and Patricia S. Baker

the 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 16th day of May, 1975.

My Commission expires 8-14-76 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 $ 23,950.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Barbara Ferguson

Sworn to and subscribed before me
this 16th day of May, 1975.

My Commission expires 8-14-76 Notary Public

This instrument was prepared by:
Dobson & Johnson, Inc. 311 Plus Park Blvd., Nashville, Tennessee 37217

Name			Address		
~~MAY21 75~~	~~CONV~~	~~23,950.00~~			
MAY21 75	S'TAX		A*	62.14	
MAY21 75	PR'FEE		A*	.50	
MAY21 75	W'DEED		A*	4.00	* 66.64

WARRANTY DEED

FROM John M. Baker et ux

TO Ronald D. Fitts et ux

C 99299

IDENTIF. REFERENCE

MAY 21 1 37 PH '75

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219