Mail -

This instrument prepared by: Jackson, Tanner and Reynolds
Attorneys at Law
507 American Trust Building
Nashville TN 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Fitch et ux (NAME:)	SAME (NAME:)	6DU-40955
Route # 5 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	160-90
Brentwood TN 37027 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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For and in Consideration of the sum of

TEN and no/100 ---------- ($10.00) ---------- *DOLLARS*
cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

NOV24 75	CONV	63,000.00			
NOV24 75	S'TAX		B*	163.80	
NOV24 75	PR'FEE		B*	.50	
NOV24 75	W'DEED		B*	8.00	* 172.30

we, Robert L. Russell and wife, Ruth Ann Russell,

have bargained and sold, and by these presents do transfer and convey unto the said James E. Fitch and wife, Carolyn C. Fitch,

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 6th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of The Lands of William H. Broadwell, as of record in Book 475, page 462, Register's Office for said County, and described according to a survey by T. R. Sanford, dated October 31, 1964, as follows:

BEGINNING at an iron pin in the north margin of Hill Road, at the southeast corner of the property conveyed to John C. Jenkins, Jr. and wife, by deed of record in Book 3507, page 549, said Register's Office; thence along Jenkins' east line, North 3° 45' East 563 feet to an iron pin in the south boundary of Broadwell Acres, as of record in Book 2663, page 118, said Register's Office; being also the northeast corner of the John C. Jenkins, Jr. property herein-abovementioned; thence along the boundary line of said Subdivision, South 86° 30' East 242 feet to a concrete monument poured around an iron pin; continuing with the west boundary line of said Subdivision, South 3° 20' West 285.5 feet to a concrete monument; thence along the north line of the property conveyed to Ione Mary Steltemier, by deed from D. E. Mallernee, Jr. and wife, of record in Book 3402, page 19, said Register's Office, North 87° West 72.6 feet to a stake; thence with the west line of said property, South 379 feet to a point in the approximate center line of an old road (abandoned); thence with

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $63,000.00

Affiant

Subscribed and sworn to before me, this the 20 day of November 19 75

Notary Public

My commission expires: July 27 1977
(Affix Seal)

the center line of said old abandoned Road North 56° West 50 feet to an iron pin in the northerly margin of Hill Road; thence with the margin of said Road, around a curve, in a westerly direction, 173 feet to the beginning, containing 2.9 acres, more or less.

Being the same property conveyed to Robert L. Russell and wife, Betty W. Russell, by deed of record in Book 3835, page 151, Register's Office for said County, and conveyed to Robert L. Russell by Quit Claim Deed from Betty W. Russell of record in Book 4418, page 307, Register's Office for said County.

unimproved ( ) This is improved (X) property, known as Hill Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James E. Fitch and wife, Carolyn C. Fitch, *their heirs and assigns, forever.*

And we *do covenant with the said* James E. Fitch and wife, Carolyn C. Fitch, *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.*

And we, Robert L. Russell and wife, Ruth Ann Russell, *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James E. Fitch and wife, Carolyn C. Fitch, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 20th *day of* November, *19* 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

/s/ Robert L. Russell

/s/ Ruth Ann Russell

~~CALIFORNIA~~
STATE OF ~~TENNESSEE~~ } TENNESSEE
COUNTY OF ~~DAVIDSON~~
DAVIDSON

Personally appeared before me, Shirley Robinson, *a Notary Public in and for said County and State, the within named* Robert L. Russell and wife, Ruth Ann Russell,

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, ~~Tennessee~~, *this* 20th *day of* November, *19* 75.

Shirley Robinson, *Notary Public.*

Commission Expires 12/23/78.

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF }
COUNTY OF }

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

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

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

ROBERT L. RUSSELL et ux

TO

JAMES E. FITCH et ux

D 25526

NOV 24 8 45 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

TAX

IDENTIF. REFERENCE

T

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

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