FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,552.51

Barry D. Busby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 1976.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
Wilkins, Adams & Weems, Attys., Fidelity Federal Bldg., Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry D. Busby et ux (NAME)	First Federal Sav. & Loan (NAME)	12D 28515
3017 Creekwood Drive (STREET ADDRESS OR ROUTE NUMBER)	Fourth & Union (STREET ADDRESS)	Map 60-2
Nashville, TN. 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	Par 227

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, Joseph E. Fitts and wife, Maymie E. Fitts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barry D. Busby and wife, Teresa D. Busby

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. 209, on the plan of Parkwood Estates, Section One, of record in Plan Book 2900, page 119, Register's Office for said County.

SAID Lot No. 209 fronts 81.5 feet on the northeasterly margin of Creekwood Drive and extends back 140.0 feet on the northwesterly line and 130.0 feet on the southeasterly line to a dead line in the rear, measuring 57.5 feet thereon.

BEING the same property conveyed to Joseph E. Fitts and wife, Mamye E. Fitts by deed from Teddy W. Darnall and wife, Margaret A. Darnall of record in Book 4944, page 154, Register's Office for Davidson County, Tennessee. The said Mamye E. Fitts and Maymie E. Fitts are one and the same person.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to First Federal Savings & Loan Associaton of record in Book 4767, page 559, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 3017 Creekwood Drive (House Number) (Street) Nashville, Tennessee 37207 (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 25th day of February, 19 76

Joseph E. Fitts

Maymie E. Fitts

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STATE OF TENNESSEE
Davidson County

BOOK 5000 PAGE 307

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph E. Fitts and wife, Maymie E. Fitts

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 25th day of February, 19 76.

Commission expires 11-30-76

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Joseph E. Fitts and wife,

Maymie E. Fitts

TO
Barry D. Busby and wife,

Teresa D. Busby

D 37711

IDENTIF. REFERENCE

FEB 26 3 55 PM '76

REGISTER
DAVIDSON CO., TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.
Box 8
WILKINS & ADAMS, ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

2.26.76

Co. 22.552.51
St 28.76
Rec 50
Ld 4.00

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