This instrument prepared by:
James R. Wyatt
Attorney at Law
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5003 PAGE 754

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Calvin W. Fite, Jr.	Home Federal Savs. & Ln. Assn.	Map No. 117-4
(NAME) 2810 Oakland Avenue	(NAME) 4th Avenue North	Parcel No. 256
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Calvin W. Fite, Jr. and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Calvin W. Fite, Jr. assumes and agrees to pay the unpaid balance of original indebtedness of $12,000.00 secured by Deed of Trust of record in Book 4509, page 83, Register's Office for Davidson County, Tennessee.

I, Charles E. Scott, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said Calvin W. Fite, Jr.,

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Map of Belmont Terrace, as of record in Book 421, page 101, Register's Office for said County.
Said Lot No. 31 fronts 50 feet on the easterly side of Oakland Avenue and runs back between parallel lines, 160.2 feet more or less to an alley.

Being the same property conveyed to Charles E. Scott, by deed from Horace U. Henley and wife, Betty G. Henley, of record in Book 4620, page 382, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 16,500.00

Affiant

Subscribed and sworn to before me, this the 5th day of March 19 76

Notary Public

My commission expires: 4/25/76 (Affix Seal)

NOTARY PUBLIC AT LARGE

This is unimproved ( ) improved (X) property, known as 2810 Oakland Avenue (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Calvin W. Fite, Jr.

his *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for taxes for 1976 which are prorated and assumed by the grantee, and as above set out.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Calvin W. Fite, Jr.

his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 5th *day of* March, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles E Scott

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enary, a Notary Public in and for said County and State, Charles E. Scott

the within named 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 5th day of March, 19 76

Commission expires 4/25/76

Mary Enary
Notary Public

NOTARY PUBLIC AT LARGE

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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201 2283//

WARRANTY DEED

FROM
Charles E. Scott

TO
Calvin W. Fite, Jr.

D 39312

IDENTIF. REFERENCE

MAR 8 4 09 PM '76

FELIX A. BELL, JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

MAR-8 76	CONV	16,500.00			
MAR-8 76	S'TAX		B*	42.90	
MAR-8 76	PR'FEE		B*	.50	
MAR-8 76	W'DEED		B*	4.00	* 47.40