THIS INSTRUMENT PREPARED BY: David B. Herbert

DAVID B. HERBERT

BOOK 5022 PAGE 661

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL (NUMBERS)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
15-90.3	Mr/Mrs. R. L. Fitts	National Mortgage Co. 4041 Knight Arnold Road Memphis, Tennessee 38118
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 74580
14D-28000	2735 Morgan Road Joelton, Tenn.	PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest on a certain note, dated Juley 31, 1975, in the original principal sum of $ 38,500.00, payable to National Mortgage Company in monthly installments as set forth in said note, with interest as set out therein, and being secured by a deed of trust executed by James R. Gowen and wife, RitaS. Gowen, of record in Book4937, page 643,

JAMES R. GOWEN and wife, RITA S. GOWEN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROY LEON FITTS and wife, ALICE FAYE FITTS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 of the Wilson Subdivision,as of record in Book 4595, page 129, and described according to a survey dated July 28, 1975 by John Kohl, Registered Surveyor, as follows:

BEGINNING at a point in the southerly margin of Morgan Road, said point being the northeast corner of the Earl Hawkins property; thence south 0 degrees 01 minutes 18 seconds west, 833.87 feet to a point; thence north 88 degrees 30 minutes west 80.0 feet to a point; thence south 5 degrees 05 minutes 42 seconds east 694.85 feet to a point; said point being 1,111.01 feet, more or less from Wilkinson Road; thence north 45 degrees 28 minutes east 199.19 feet to the point of beginning.

Being the same property conveyed to James R. Gowen and wife, Rita S. Gowen, by deed from Robert L. Wilson and wife, Hester L. Wilson, as of record in Book 4937, page 641.

MAY-6??	CONV	41,881.53			
MAY-6??	S'TAX		B*	108.94	
MAY-6??	PR'FEE		B*	.50	
MAY-6??	W'DEED		B*	4.00	* 113.44

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above and 1976 taxes which Grantees assume and agree to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 27th day of April, 1976

James R. Gowen

Rita S. Gowen

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, J. SAM HARRIS, a Notary Public in and for the State and County aforesaid, personally appeared the within named James R. Gowen the bargainor(s), 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, the 27th day of April, 1976.

My commission expires: 2-16-77

J. Sam Harris
Notary Public

STATE OF ~~FLORIDA~~ Tennessee
COUNTY OF Davidson

Before me, J. SAM HARRIS, a Notary Public in and for the State and County aforesaid, personally appeared the within named Rita S. Gowen the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Clearwater, Florida~~ Nashville, Tn. this, the 27th day of April, 1976.

My commission expires: 2-16-77

J. Sam Harris
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,881.53

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 19 76

MY COMMISSION EXPIRES: 8/20/78 (AFFIX SEAL)

Mary Ann Selley
Notary Public

WARRANTY DEED

DEH-Mas

FROM

JAMES R. GOWEN AND WIFE

TO

ROY LEON FITTS AND WIFE

D 48013

IDENTIF. REFERENCE

MAY 6 3 13 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Return to: KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. Bk. Bldg.
Nashville, Tennessee
3rd Natl. Bank Bldg.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

My commission expires: _____ Notary Public