Prepared by: Stephen Edwards, Atty
Owner Invest Bldg Nash. Tenn

WARRANTY DEED

BOOK 5068 PAGE 955

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RAMONA SPURLOCK FITE	HOME FEDERAL SAVINGS & LOAN	117-4
(NAME) 1606 Cedar Lane	(NAME) 230 Fourth Avenue North	255
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100THS----------
----------($10.00)---------- *Dollars,*
cash in hand paid by the grantee, and for further consideration the grantee has assumed and agreed to pay a certain indebtedness represented by a promissory note made by the grantors in the original principal sum of $17,000.00, dated May 26, 1969, and payable to the order of Home Federal Savings & Loan, the approximate unpaid balance of which is $7,724.52, and which is further secured by a deed of trust of record in Book 4338, page 589, Register's Office for said County, WE,

DAVID SCOTT BIRDSONG and wife, JEAN MARCH BIRDSONG,

have this day bargained and sold, and do hereby transfer and convey unto the said

RAMONA SPURLOCK FITE, her

(successors), heirs and assigns,

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

Being Lot No. 32 on the Map of Belmont Terrace, as of record in Book 421, page 101, Register's Office for said County.

Said Lot No. 32 fronts 50 feet on the easterly side of Oakland Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to David Scott Birdsong and wife, Jean March Birdsong, by deed from Thomas A Shriver and wife, Attie Gene Shriver, of record in Book 2652, page 187, Register's Office for said County.

It is agreed that all monies in Grantors' escrow account at Home Federal Savings and Loan Association is transferred to the Grantee as a part of this transaction.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $17,500.00

Subscribed and sworn to before me, this the 15th day of September 19 76

Affiant: Ramona Spurlock Fite By Carolyn Sanders

My commission expires: Nov. 30 1978 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2806 Oakland Avenue (House Number) (Street) Nashville (P. O. Address:) Tennessee (City or Town) 37212

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

Ramona Spurlock Fite, her

(successors), heirs and assigns forever. We *covenant that* we are *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 as hereinabove set forth.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ramona Spurlock Fite, her

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

Witness our hands this 15th day of September, 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

David Scott Birdsong

Jean March Birdsong

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, David Scott Birdsong and wife, Jean March Birdsong

the within named bargainorS., 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 15th day of September, 19 76.

Carolyn Farrell
Notary Public

Commission expires Nov. 30, 1976

NOTARY PUBLIC ★ DAVIDSON COUNTY ★ TENN.

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.....

SEP 16 76	CONV	17,500.00		-	
SEP 16 76 S'TAX			B*	45.50	
SEP 16 76 PR'FEE			B*	.50	
SEP 16 76	W'DEED		B*	4.00	* 50.00

WARRANTY DEED

FROM

David Scott Birdsong and wife, Jean March Birdsong

TO

Ramona Spurlock Fite

D 68226

IDENTIF. REFERENCE

SEP 16 11 33 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238