WARRANTY DEED

BOOK 5092 PAGE 468

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jesse R. Fitts et ux	Lomas and Nettleton	Map 92-13
(NAME)	(NAME)	
3722 Nevada Avenue	P.O. Box 1056	Par. 233
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209	Va. Beach, Virginia 23451	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) *Dollars,*

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged and the agreement of the grantees herein to assume the balance due and owing on a note payable to Murphree Mortgage Company which note is secured by a deed of trust of record in Book 4346, page 849, Register's Office for Davidson County, Tennessee.

Victory D. Legg has *this day bargained and sold, and do hereby transfer and convey unto the said* Jesse R. Fitts and wife, Mildred L. Fitts their *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:*

Being the easterly part of Block No. 28 on the Plan of the South Extension of Charlotte Park Company's Second Addition, of record in Book 421, page 10, Register's Office for said County, and described according to a copy of a survey made by Norris H. Hickerson, Surveyor, October 26, 1953, as follows:

Beginning at a point in the northerly margin of Nevada Avenue, formerly 3rd. Avenue, at a point 87.3 feet easterly from the intersection of Nevada Avenue and 38th Avenue North, formerly "A" Street said point being 87.3 feet westerly from the intersection of Nevada Avenue and a dedicated alley; thence north 0 deg. 15' west 165.5 feet to a point in the southerly margin of an alley; thence with the margin of said alley north 75 deg. 30' east 90 feet to the northeasterly corner of said Block being the intersection of two alleys; thence with the margin of the alley south 3 deg. west 180.3 feet to the northerly margin of Nevada Avenue; thence with the margin of said Avenue south 83 deg. west 87.3 feet to the point of beginning.

Being the same property conveyed to Victory D. Legg by deed from Robert Louis Morris and wife, Carolyn Morris of record in Book 4346, page 847 and by Decree in Book 4894, page 324, Register's Office for Davidson County, Tennessee.

Daisy Legg, wife of Victory D. Legg, joins herein to convey all right, title and interest she may now have or have in the furture to said property.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 15,900.00

Subscribed and sworn to before me, this the 29th day of November 19 76

Affiant Mildred L. Fitts

My commission expires: 3/3/80 (Affix Seal)

Notary Public Carolyn Lomas

This is unimproved ( ) improved (X) property, known as 3722 Nevada Avenue (House Number) (Street) P. O. Address, Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Jesse R. Fitts and wife, Mildred L. Fitts their *(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.*

I *further covenant and bind* Myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jesse R. Fitts and wife, Mildred L. Fitts their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 29th *day of* November, 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.*

Victory D. Legg
Victory D. Legg

Daisy Legg
Daisy Legg

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Carolyn Barnes, a Notary Public in and for said County and State, Victory D. Legg and wife, Daisy Legg

the within named 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 29th day of November, 19 76

Carolyn Barnes
Notary Public

Commission expires 8/3/80

CAROLYN BARNES NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF }

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.....

THIS INSTRUMENT WAS PREPARED BY:

mail
Fred E. Cowden, Jr.
Suite 303, Belle Meade Office Park
4515 Harding Road
Nashville, Tennessee 37205

D 7 9 2 1 9

IDENTIF. REFERENCE

DEC 1 9 51 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

DEC-1 76	CONV	15,900.00		
DEC-1 76	S TAX		B* 41.34	
DEC-1 76	PR FEE		B* .50	
DEC-1 76	W DEED		B* 4.00	* 45.84

WARRANTY DEED

FROM
Victory D. Legg

TO
Jesse R. Fitts and wife,
Mildred L. Fitts

TITLE INSURED BY POLICY NUMBER:
43-013-5029F

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
Tennessee Agent of
USLIFE TITLE INSURANCE
Company of New York