This instrument prepared by Pete Lunati Realty Co., 4741 Trousdale Dr., Nashville, Tennessee 37220

This Form furnished by Attorneys Title Company, Inc. BOOK 5129 PAGE 54 Form No. WD-2

FROM

Fred A. Jones

TO

James S. Fitch Et Ux

For draftsman's use

MAIL TO: Pete Lunati Realty Co.
4741 Trousdale Drive
Nashville, Tennessee 37220

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James S. Fitch (NAME)	SAME (NAME)	148-6
3821 Syfert Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	55
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE

MAR 29 2 34 PM '77

FEE DAVIDSON COUNTY REGISTER TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 25,500.00 James S. Fitch Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 19 77

Melvin C. Fuqua Notary Public

MY COMMISSION EXPIRES: August 26, 1978

(AFFIX SEAL)

D 96014

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS

cash in hand paid by James S. Fitch and wife, Edith D. Fitch, and other good and valuable considerations, receipt of which is hereby acknowledged,

FRED A. JONES

has have bargained and sold, and by these presents do transfer and convey unto the said does

JAMES S. FITCH and wife, EDITH D. FITCH

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. 63 on the Plan of Murray Heights, as of record in Book 2663, Page 37, Register's Office for said County.

SAID Lot No. 63 fronts 75 feet on the westerly side of Syfert Lane and extends back between lines 281.7 feet on the northerly line and 235.1 feet on the southerly line to a dead line measuring 148 feet thereon.

BEING the same property conveyed to Fred A. Jones by deed from Paul David Beale and wife, Gloria Jean Beal, of record in Book 4299, Page 330, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owners certificate, a 30-foot minimum building setback line from Syfert Lane and a 10-foot easement for public utility purposes along the rear line of said lot; a 2.5 x 20-foot utility anchor easement located on the southeast front corner of said lot; restrictions of record in Book 2706, Page 329, said Register's Office.

03/29/77	CONV	25,500.00		
03/29/77	STAX		66.30	
03/29/77	RMFEE		.50	
03/29/77	MTGED		4.00	* 70.80

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This is unimproved ( ) improved (X) property, known as 3821 Syfert Lane (House Number) (Street) Nashville (P. O. Address: City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES S. FITCH and wife, EDITH D. FITCH their heirs and assigns, forever.

And I do covenant with the said JAMES S. FITCH and wife, EDITH D. FITCH 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, except as of record.

And I, Fred A. Jones do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES S. FITCH and wife, EDITH D. FITCH, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand this 25th day of March, 1977

Fred A. Jones
FRED A. JONES

Gloria Gaddes Jones, wife of Fred A. Jones, joins in the execution of this instrument for the purpose of conveying any interest she may h ave in said property

Gloria Gaddes Jones
GLORIA GADDES JONES

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred A. Jones and wife, Gloria Gaddes Jones, the 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 25th day of March, 1977.

Maxine Duff, Notary Public.

Commission expires August 26, 1980

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 .....