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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

23,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 19 77

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph E. Fitts (NAME)	BAKER MORTGAGE CORPORATION (NAME)	25W 01335
4101 Dakota Ave. (STREET ADDRESS OR ROUTE NUMBER)	2840 NORTHEAST EXPRESSWAY, # 200 (STREET ADDRESS)	91-16
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	ATLANTA, GEORGIA 30345 (CITY) (STATE) (ZIP)	266

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William B. Winn, Jr. et ux Glenna W. Winn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph E. Fitts et ux Maymie E. Fitts

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING the East 74 feet front and 67.4 feet rear of Lot No. 8 on the Map of Charlotte Ave. Church Addition to West Nashville, as of record in Book 547, page 199, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to William B. Winn, Jr. et ux Glenna W. Winn by deed from Jacob R. Huff et ux Evelyn S. Huff of record in Book 4872, page 347, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is improved (XX) unimproved ( ) property, known as 4101 Dakota Ave. (House Number) (Street) Nashville, Tenn. 37209 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 14TH day of JULY, 1977

William B. Winn, Jr.

Glenna W. Winn

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William B. Winn, Jr. et ux Glenna W. Winn

the 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 14TH day of JULY, 19

Commission expires 1-29-79

Earline Earle
Notary Public

EARLINE EARLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) as such (they) and, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such, and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of, 19

My commission expires

Notary Public

E 15421

WARRANTY DEED

FROM
William B. Winn, Jr.

TO
Joseph E. Fitts

IDENTIF. REFERENCE

JUL 20 10 06 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

File Book 12

JUL 20 77	CONV	23,950.00				
JUL 20 77	S'TAX		B*	62.14		
JUL 20 77	PR'FEE		B*	.50		
JUL 20 77	W'DEED		B*	4.00	*	66.64