(1)

WARRANTY DEED

BOOK 5248 PAGE 989

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Dorothy M. Walton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 19 78

Victoria P. Hannigan
Notary Public

MY COMMISSION EXPIRES: 9-7-80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PKY., GOODLETTSVILLE, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DOROTHY M. WALTON, unmarried (NAME)	SECURITY FEDERAL SAVINGS (NAME)	60-12
2905 JONES AVENUE (STREET ADDRESS OR ROUTE NUMBER)	and LOAN ASSOCIATION OF NASH. 4235 HILLSBORO ROAD (STREET ADDRESS)	139
NASHVILLE, TENNESSEE 37207 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 37215 (CITY) (STATE) (ZIP)	12DZ 02670

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, JIM M. FITTS and SAMUEL P. FITTS and ALAN MEVIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOROTHY M. WALTON, unmarried

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:

Beginning at a point in the Southeast margin of Jones Avenue, extended the same being 435 feet in the Nirtheasterly direction from Jones Avenue, thence; South 33° 25' East 186.1 feet to an iron pin in the North margin of Harold Hitt property thence; North 56° 30' East 64.1 feet to an iron pin, thence; North 26° 45' West 179 feet to an iron pin and the Southeasterly margin of Jones Avenue, extended thence; South 62° 30' West 85 feet to the point of beginning.

Being the same property conveyed to Jim M. Fitts, Samuel P. Fitts and Alan Mevis by deed from Jennings Stevenson Bratton, Jr., of record in Book 5063, page 436, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2905 Jones Avenue, Nashville, Tennessee 37207
(House Number) (Street) (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 1st day of February, 19 78

Jim M. Fitts — JIM M. FITTS
Samuel P. Fitts — SAMUEL P. FITTS
Alan Mevis — ALAN MEVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jim M. Fitts and Samuel P. Fitts and Alan Mevis

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 Goodlettsville, Tennessee this 1st day of February, 19 78

Commission Expires 9-7-80 Victoria P. Hassinger Notary Public

STATE OF _____
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 4881 I: -

IDENTIF. REFERENCE!

FEB 2 1 23 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB-2 78	CONV	30,000.00			
FEB-2 78 S'TAX			B*	78.00	
FEB-2 78 PR'FEE			B*	.50	
FEB-2 78	W'DEED		B*	4.00	* 82.50

WARRANTY DEED

FROM

JIM M. FITTS, SAMUEL P. FITTS and ALAN MEVIS

TO

DOROTHY M. WALTON, unmarried

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

U.S. LIFE TITLE INSURANCE Company of New York