Prepared by: King & Ballow
24th Floor
First American Center
Nashville, TN 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 5337 PAGE 782	MAP-PARCEL NUMBERS
James W. Fitzgerald (NAME:)	Same (NAME:)	14- 142
7569 Bidwell Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, TN 37080 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of----------

Ten and No/100----------($10.00)----------*DOLLARS* cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

SEP 14 78	CONV	11,000.00			
SEP 14 78	S'TAX		B*	28.60	
SEP 14 78	PRFEE		B*	.50	
SEP 14 78	WDEED		B*	6.00	* 35.10

We, C. W. Fitzgerald and wife, Laura M. Fitzgerald,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* James William Fitzgerald and wife, Helen M. Fitzgerald, their .....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract or parcel of land located in the 14th Civil District of Davidson County, Tennessee, to be described as follows:

Beginning at a point in the West R.O.W. of Bidwell Road, said point being 100 feet around a curve to the right, North of the Northeast corner of the Baxter property; thence continuing around said curve to the right, having a radius of 502.46 feet, a distance of 184.44 feet to a point common to tract #1; thence with the following lines common to tract #1 N. 85° 48' 00" W. 340.49 feet to a point in Long Creek thence along said Creek with the following calls: N. 44° 20' 47" W. 225.06 feet to a point; thence N. 88° 32' 20" W. 270.00 feet to a point; thence N. 35° 20' 20" W. 242.90 feet to a point; thence N. 6° 46' 20" W. 89.65 feet to a point; thence N. 24° 57' 20" W. 140.16 feet to a point; thence N. 31° 15' 40" E. 164.10 feet to a point; thence N. 36° 42' 20" W. 163.87 feet to a point; thence S. 80° 57' 45" W. 178.12 feet to a poirt; thence S. 84° 16' 59" W. 399.66 feet to a point; thence N. 42° 10' 46" W. 379.06 feet to a point, thence leaving said creek with a line common to the Hawkins property S. 6° 19' 18" W. 140.00 feet to a point; thence with a line common to the C. W. Fitzgerald property S. 51° 13' 40" E. 1997.21 feet to a point; thence N. 69° 32' 55" E. 378.15 feet to the point of beginning and containing 10.952 acres, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11,000.00

Subscribed and sworn to before me, this the 14th day of Sept 19 78

Affiant

My commission expires: (Affix Seal)

Notary Public

Being part of the same property conveyed to C. W. Fitzgerald and wife, Laura M. Fitzgerald, by deed from Vernon L. Hanks and wife, of record in Book 1730, page 505, Register's Office for Davidson County, Tennessee.

Grantors also convey to Grantees an easement for two years for ingress and egress to the above described property, to-wit:

A tract or parcel of land located in the 14th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the west right of way of Bidwell Road, the same being the northeast corner of the Baxter property; thence 100 feet, more or less, around a curve to the right, the beginning point of the property hereinabove conveyed; thence S. 69° 32' 55" W. 378.15 feet to a point; thence S. 51° 13' 40" E. 60 feet, more or less, to a point; thence N. 74° 35' 33" E. 410.29 feet to the point of beginning.

This is unimproved XX / improved ( ) property, known as Bidwell Road, Joelton, Tennessee 37080
(House Number) (Street) P. O. Address: (City or Town)

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.*

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.*

Witness our *hand* s *this* 13th *day of* September, *19*78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C. W. Fitzgerald
C. W. Fitzgerald

Laura M. Fitzgerald
Laura M. Fitzgerald

BOOK 5337 PAGE 784

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, RICHARD L. JONES, a Notary Public in and for said County and State, the within named C. W. Fitzgerald and wife, Laura M. Fitzgerald

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 Joelton, Tennessee, this 13TH day of September, 1978.

Richard L. Jones
Notary Public.

Commission Expires Aug 29, 1979

RICHARD L. JONES NOTARY PUBLIC DAVIDSON

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.
SEP 14 11 45 AM '78
IDENTIF. REFERENCE →

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