This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5387 PAGE 634

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Clarence W. Fitzgerald	Third National Mortgage Company	91-5-10
(NAME)	(NAME) P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Clarence W. Fitzgerald and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Lawrence T. Keaton and wife, Judy P. Keaton

have this day bargained and sold, and do hereby transfer and convey unto the said Clarence W. Fitzgerald

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the southeasterly part of Lot No. 2 on a plat of the re-subdivision of Lots Nos. 34, 35, 36, 37 and 38 of a subdivision of Lots Nos. 41 and 43, West Nashville Annex as of record in Book 547, page 40, said Register's Office, described as follows: Beginning at a point on the northwesterly margin of James, or 22nd Street, at the southeast corner of a part of Lot No. 2 conveyed to Buford Morgan and wife, by deed from John Overby and wife, of record in Book 2146, page 190, said Register's Office; thence with the northwesterly margin of said Street, southwestwardly 58 feet 3 inches to the northeasterly margin of a 10 foot alley; thence with alley northwestwardly 110 feet to the common corner of Lots Nos. 2 and 5 on said plat; thence with the line between said Lots Nos. 2 and 5, northeastwardly 41 feet 9 inches to the southwest corner of said Morgan property; thence with Morgan's line, southeastwardly 140 feet, more or less, to the beginning.

Being the same property conveyed to Lawrence T. Keaton and wife, Judy P. Keaton, by deed from Howard C. Duke and wife, Ora Elizabeth Duke of record in Book 4852, page 993, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,850.00

Subscribed and sworn to before me, this the 19th day of January, 19 79

Affiant

My commission expires: 8- 12 -81
(Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 651 James Avenue, Nashville, Tennessee 37209
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1979 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 19th *day of* January, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lawrence T. Keaton

Lawrence T. Keaton

Judy P. Keaton

Judy P. Keaton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Doris E. Moran *, a Notary Public in and for said County and State,* Lawrence T. Keaton and wife, Judy P. Keaton

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* 19th *day of* January *, 19* 79

Doris E. Moran *Notary Public*

Commission expires 8-12-81

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 .....

JAN22	CONV	26,850.00			
JAN22 S'TAX			B*	69.6	
JAN22 PR'FEE			B*	.50	
JAN22	W'DEED		B*	4.00	* 74.18

WARRANTY DEED

FROM
Lawrence T. Keaton and wife,
Judy P. Keaton

TO
Clarence W. Fitzgerald

F. I. 0 6 7. I

IDENTIF. REFERENCE

JAN 22 10 57 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627