BOOK 5413 PAGE 67

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. Fitzgerald	McNeill Mortgage & Investment Co. Inc.	
(NAME)	(NAME)	
2207 Sadler Avenue	P. O. Box 11227	119-1-98
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Memphis, TN 38111	6DA 15989
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

---

Dollars

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

We, Odell Cowan and wife, Mabel C. Cowan

have this day bargained and sold, and do hereby transfer and convey unto the said

James A. Fitzgerald, single

his ~~XXXXX~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 40 on the Plan of a Subdivision of G. P. Rose's Property of record in Book 547, page 74, Register's Office for said County.

Said part of Lot No. 40 fronts 64.0 feet on the westerly margin of Sadler Street and extends back 138.36 feet on the northerly line and 157.6 feet on the southerly line to a dead line at the right-of-way of the L & N Railroad in the rear, measuring 66.85 feet thereon.

Being the same property conveyed to Odell Cowan and wife, Mabel C. Cowan by deed from Thomas H. Haven and wife, Beverly Jean Austin Haven of record in Book 5236, page 553, Register's Office for Davidson County, Tennessee.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,500.00

Subscribed and sworn to before me, this the 30th day of March 19 79.

Affiant James A. Fitzgerald

My commission expires: 3-8-80 (Affix Seal)

Notary Public John V. Johnson

This is improved ( ) unimproved (X) property, known as 2207 Sadler Avenue (House Number) (Street) Nashville, TN 37211 P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

James A. Fitzgerald, his

~~XXXXX~~, *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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

James A. Fitzgerald, his

~~XXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 30th *day of* March, 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.*

This Instrument Was Prepared By

Phillip Davidson

Of The Law Firm Pedigo & Davidson

Stahlman Building: Nashville, Tennessee

Odell Cowan

Mabel C. Cowan

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Odell Cowan and wife, Mabel C. Cowan

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* 30th *day of* March, *19*79.

John W. Adams
Notary Public

Commission expires 3-8-80

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

2671 04/02 69.20- CHECK

WARRANTY DEED

FROM
ODELL COWAN, ET UX

TO
JAMES A. FITZGERALD

F. 2. 1. 4. 4. 7. 1

IDENTIF. REFERENCE

APR 2 3 38 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

return to: row 1, box 8 jc

WILKINS, ADAMS & SPICER, ATTYS.
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAUNDON

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5413 PAGE 69

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			24500.00- CO	
			63.70 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	68.20-
2671	A04/02/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2. 1. 4. 4. 7.

T
IDENTIF. REFERENCE

APR 2 3 30 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 074136