FILE BOX #2

BOOK 5534 PAGE 441

FROM: NELL JENNETTE, BESSIE DENNEY, CLARA DUNLAP, devisees under the Last Will and Testament of Altie M. Johnson, deceased; SUE AGEE FRANKLIN as the sole surviving heir of Gordon Agee, deceased, a devisee under the Last Will and Testament of Altie M. Johnson, deceased; VAN HALE AGEE, MARY LEE AGEE MORRISON, BOBBIE SUE AGEE NAPIER, RACHEL AGEE PETTY, and CLARA A. DUNLAP, as all the surviving heirs of Ernest Agee, deceased, a devisee under the Last Will and Testament of Altie M. Johnson, deceased.

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Mr. & Mrs. Billy R. Fitzgerald sr.	Mercantile Mortgage Company	82-8-105
926 McFerrin Avenue	P O Box 14569	27W 310
Nashville, Tennessee 37026	St Louis, Missouri 63178	

THIS INSTRUMENT PREPARED BY:
CLYDE PAUL HOLLAND, ATTORNEY
2016 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00.

Affiant

Subscribed and sworn to before me this 20 day of November, 1979.

Jeanette A. Banks
Notary Public

1-27-81
Commission Expires

affix seal

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND 00/100 ($10.00) DOLLARS cash in hand paid by BILLY R. FITZGERALD and wife, SUSAN L. FITZGERALD, and other good and valuable consideration, the receipt of which is hereby acknowledged,

NELL JENNETTE, BESSIE DENNEY, CLARA DUNLAP, devisees under the Last Will and Testament of Altie M. Johnson, deceased; SUE AGEE FRANKLIN as the sole surviving heir of Gordon Agee, deceased, a devisee under the Last Will and Testament of Altie M. Johnson, deceased; VAN HALE AGEE, MARY LEE AGEE MORRISON, BOBBIE SUE AGEE NAPIER, RACHEL AGEE PETTY, and CLARA A. DUNLAP, as all the surviving heirs of Ernest Agee, deceased, a devisee under the Last Will and Testament of Altie M. Johnson, deceased; being all the devisees and legatees under the said Last Will and Testament of Altie M. Johnson, deceased,

GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said

SR.
BILLY R. FITZGERALD and wife, SUSAN L. FITZGERALD,

GRANTEES, their heirs, successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Map showing the Subdivision of the South portion of Richmond Subdivision, of record in Book 974, Page 19, Register's Office for said County.

SAID Lot No. 1 fronts 50 feet on the west side of McFerrin Avenue and runs back between parallel lines 150 feet to the east line of Lot No. 3 of said Plan.

BEING the same property devised to Nell Jennette, Bessie Denney, Ernest Agee, Gordon Agee and Clara Dunlap by Will of Altie M. Johnson, deceased, of record in Will Book 125, Page 609, Probate Court for Davidson County, Tennessee; Altie M. Johnson and James Johnson having received the same property by deed from James P. Craighead and Ethel May Craighead, his wife, by deed of record in Book 4120, Page 262, said Register's Office; the said James Johnsonhaving died March 12, 1969, predeceasing Altie M. Johnson, now deceased.

THIS CONVEYANCE is made subject to all easements, restrictions and matters of public record, including taxes for the year 1979 and subsequent years.

THIS is improved property known as 926 McFerrin Avenue, Nashville, Tennessee 37026

GRANTORS herein warrant to the Grantees that said GRANTORS are all the heirs of Altie M. Johnson, deceased.

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, successors 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 except of record.

AND the undersigned GRANTORS 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, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 9th day of November, 1979.

Nell Jennette
NELL JENNETTE

Bessie Denney
BESSIE DENNEY

Clara Dunlap
CLARA DUNLAP, as devisee

Sue Agee Franklin
SUE AGEE FRANKLIN

Van Hale Agee
VAN HALE AGEE

Clara Dunlap
CLARA A. DUNLAP as an heir of Ernest Agee, deceased

Mary Lee Agee Morrison
MARY LEE AGEE MORRISON

Rachel Agee Petty
RACHEL AGEE PETTY

Bobbie Sue Agee Napier
BOBBIE SUE AGEE NAPIER

STATE OF TENNESSEE COUNTY OF DAVIDSON

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

NELL JENNETTE, CLARA DUNLAP a/k/a CLARA A. DUNLAP, VAN HALE AGEE, MARY LEE AGEE MORRISON and RACHEL AGEE PETTY,

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 Nashville, Tennessee this 10th day of November, 1979.

Dec. 10, 1979
Commission Expires

Notary Public

affix seal

STATE OF TENNESSEE COUNTY OF Smith

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BESSIE DENNEY, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Carthage, Tennessee this 9 day of November, 1979.

July 16, 1983
Commission Expires

Notary Public

affix seal

STATE OF TENNESSEE COUNTY OF Smith

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SUE AGEE FRANKLIN, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Carthage, Tennessee this 9 day of

November, 1979.

July 16 1983
My Commission Expires

Jo Frances Agee
Notary Public

affix seal

STATE OF TENNESSEE COUNTY OF Mont.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BOBBIE SUE AGEE NAPIER, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Clarksville, Tennessee, this 15 day of November, 1979.

Aug 11, 1980
Commission Expires

Joyce Jacobs
Notary Public

F 64632

IDENTIF. REFERENCE

Nov 21 3 42 PM '79

FELIX A. NELSON JR. REGISTER
DAVIDSON COUNTY, TENN.

11/21 19.10- CHECK
7712

7552

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			67.00 CO TX .50 PRFEE 9.00 WDEED CHECK 75.50- 7293A 11/21/79 BAL .00	

F 6 4 6 3 2

IDENTIF. REFERENCE

Nov 21 3 42 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 727128