BOOK 5543 PAGE 653

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mary Kile	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, Tenn. 37211	Memphis, Tennessee 38111	6DA-15989
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS AND NO/100 ($10.00) DOLLARS

Cash in hand paid by the hereinafter named grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain Deed of Trust of record in Book 5413, page 70, Register's Office for Davidson County, Tennessee, to secure to McNeill Mortgage & Investment Co., Inc., the principal amount of $24,400.00.

We, James A. Fitzgerald and wife, Jean Fitzgerald

have bargained and sold, and by these presents do transfer and convey unto the said Mary Kile, unmarried

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described 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 James A. Fitzgerald, single by deed from Odell Cowan and wife, Mabel C. Cowan as of record in Book 5413, page 67, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, and plats of record as of record in Register's Office for said County.

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

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.

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 13th day of December, 1979.

X James A. Fitzgerald X Jean Fitzgerald

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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, the within named James A. Fitzgerald and wife, Jean Fitzgerald

the bargainor ____, 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 13th day of December, 1979.

My commission expires 7-30-80 Notary Public

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, and who, upon oath, acknowledged ____ to be ____ and ____ respectively of the ____, the within named bargainor, a corporation, and that ____ 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 seal, at office in ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 29,257.38
This is equal to or greater than the property would bring at a fair and voluntary sale.

Mary A. Bile

Sworn to and subscribed before me
this 13th day of December, 19 79.

My commission expires 7-30-80 Notary Public

This instrument was prepared by:

Name	Address
Rick M. Johnson, Attorney,	Suite 1112 Parkway Towers, Nashville, Tenn. 37219

WARRANTY DEED

FROM

TO

F 68042

RUSH

IDENTIF. REFERENCE

DEC 14 8 39 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

29257.88- CO
76.13 CO TX
.50 PRFEE
6.00 WDEED
CHECK 82.63-
1780A12/14/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F68042

IDENTIF. REFERENCE

DEC 14 8 39 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 731476