| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| W. Chandler McCullough (NAME) | The Chamberlain Company | 120-14 |
| 1304 Portview Drive (STREET ADDRESS OR ROUTE NUMBER) | Suite 8200, 6400 Bldg. Eastgate Center<br>P. O. Box 8254 (STREET ADDRESS) | 100 |
| Nashville; Tennessee | Chattanooga, Tennessee 37411 | 2DA-44998 |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

BOOK 5637 PAGE 83

# WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00)* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * DOLLARS and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantee herein to pay, the principal balance now due, plus future interest, on a certain note in the original principal sum of Seventeen Thousand Five Hundred Dollars $17,500.00, payable in monthly installments including interest, as set forth in said note, and being secured by a Deed of Trust executed by Kenneth Ray Townsend and wife, to Harold Reeves, Trustee of record in Book 4862, page 247, Register's Office for Davidson County, Tennessee.

OLA L. FITTS and RICHARD D. FITTS
have bargained and sold, and by these presents do transfer and convey unto ~~XXXXX~~
W. CHANDLER MCCULLOUGH, JR.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 87 on the Plan of Airport Estates as of record in Plat Book 1130, page 83, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ola L. Fitts and Richard D. Fitts by deed from Kenneth Ray Townsend and wife, Ruthie Faye Townsend of record in Book 5114, page 950, said Register's Office.

This conveyance is made subject to: (1) 1980 Taxes which have been prorated and assumed by the Buyer; (2) Restrictions of record in Book 1394, page 143; (3) All matters appearing on the plan of record in Book 1130, page 83, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1304 Portview Drive, Nashville, Tennessee
(House Number) (Street)

(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 8th day of August, 1980

Attorney-in-Fact for the said
Ola L. Fitts and Richard D. Fitts,
by Power of Attorney recorded in
Book ________, page ________, Register's
Office for Davidson County, TN

Richard D. Fitts by [signature]
RICHARD D. FITTS

Ola L. Fitts by [signature]
OLA L. FITTS

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

56.37 TC 90

On this 11th day of August, 1980, before me personally appeared Ron Fitts, to me known to be the person who executed the foregoing instrument in behalf of Richard D. Fitts and Ola L. Fitts, and acknowledged that he executed the same as the free act and deed of the said Richard D. Fitts and Ola L. Fitts.

Witness my hand and seal, at office in Nashville, Tennessee, this 11th day of August, 1980.

Notary Public

My commission expires: April 17, 1983

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 $ 18,777.36
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 8th day of August, 1980.

My commission expires 4-17-83 Notary Public

This instrument was prepared by:

George E. Mudter, Jr., Atty., 254 Highlands Bldg., Brentwood, TN 37027
Name Address

WARRANTY DEED

FROM

OLA L. FITTS AND

TO

RICHARD D. FITTS

W. CHANDLER MCCULLOUGH, JR.

G 0 2403

IDENTIF. REFERENCE

AUG 14 11 12 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

File Box 38
First Title and Escrow Co.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____ BOOK 5637 PAGE 91

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 |
|---|---|---|---|---|

18777.36- CO
48.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 55.38-
5645A08/14/80 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

602403

IDENTIF. REFERENCE

AUG 14 11 12 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 773721