OFFICIAL RECEIPT

BOOK 5874 PAGE 707

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Tom D. Coleman Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April 1982.

Linda Wilson
Notary Public

MY COMMISSION EXPIRES: 10/26/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Attorney, 9000 E. Church St., Brentwood, TN 37027
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JAMES S. FITCH, ETUX (NAME) | Bankers Mortgage Corporation (NAME) | Map 133-2 |
| 258 Sunrise Ave. (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 24410 (STREET ADDRESS) | Parcel 2 |
| Nashville, Tenn 37211 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37202 (CITY) (STATE) (ZIP) | 6DA-30276 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PETE LUNATI AND WIFE, BARBARA F. LUNATI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES S. FITCH AND WIFE, EDITH D. FITCH

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 16 on the Plan of William Lee's Subdivision of the Roth Property, as of record in Book 1130, Page 67, Register's Office for said County.

Said Lot No. 16 fronts 60 feet on the northerly side of Sunrise Avenue and extends back 179.11 feet on the east line and 178.45 feet on the west line to the south line of Lot "C", measuring 60 feet thereon.

Being the same property conveyed to Pete Lunati and wife, Barbara F. Lunati by deed from William B. Clifford and wife, Francies J. Clifford of record in Book 5506, Page 827, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the above-named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 4286, Page 639, said Register's Office.

This instrument is subject to Restrictive covenants of record in Book 1300, Page 572, said Register's Office, the Plan of record in Book 1130, Page 67, said Register's Office and to all applicable local government planning, building and zoning regulations.

unimproved ( )
This is improved (X) property, known as 258 Sunrise Avenue, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 19th day of April, 19 82

Pete Lunati

Barbara F. Lunati

OFFICIAL RECEIPT

STATE OF TENNESSEE }
~~Davidson~~ County of } Williamson

BOOK 5874 PAGE 708

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PETE LUNATI AND WIFE, BARBARA F. LUNATI

the 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 Brentwood, Tennessee, this 19th day of April 1982

Commission expires 10/21/84

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

G 8 7 7 0 6

IDENTIF. REFERENCE

APR 20 8 26 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**WARRANTY DEED**

FROM

PETE LUNATI AND WIFE,

BARBARA F. LUNATI

TO

JAMES S. FITCH AND WIFE,

EDITH D. FITCH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

# OFFICIAL RECEIPT

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____ BOOK 5874 PAGE 709

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 |
|---|---|---|---|---|
| | | | 35000.00- CO | |
| | | | 91.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 97.50- |
| | | | 2656AC4/20/82 BAL | .00 |

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

G. 8. 7 7 0 6

IDENTIF. REFERENCE

APR 20 8 26 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 876762