BOOK 6032 PAGE 3

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

20,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April (19) 83

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 1200 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SANFORD A. FITTS, JR. (NAME)	Eagle Mortgage and Investment Company (NAME)	83-2-205
1520 East Douglas Avenue, (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 13013 (STREET ADDRESS)	27W-25280
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Lexington, Kentucky 40512 (CITY) (STATE) (ZIP)	

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~~ I, LUCILE DYSART, EXECUTRIX

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SANFORD A. FITTS, JR., a single person

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:

Being Lot No. 88 on the Plan of Dr. E. T. Brown's Subdivision of Lots Nos. 21 to 26, inclusive of Brownsville Addition, of record in Book 332, page 91 of the Register's Office for said County, to which said plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Julia Jordan, a widow, and brother, Reginald Green, by deed from J. W. Peterson and wife, June T. Peterson, of record in Book 4390, page 510, said Register's Office. The said Julia Jordan and Reginald Green, having both since died, he predeceasing her and leaving as his sole heir at law his sister, Julia Jordan, and under the terms of her will of record in Will Book 139, page 687, Probate Clerk's Office for said County, she directed her Executrix, Lucile Dysart, to sell the subject property.

THIS conveyance is subject to any and all restrictions and easements of record.

unimproved ( )
This is improved (XX) property, known as 1520 East Douglas Avenue, Nashville, Tennessee 37206
(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 my hand this 1st day of April, 19 83

Lucile Dysart
LUCILE DYSART, EXECUTRIX

STATE OF TENNESSEE
Davidson County

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

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 Nashville, Tennessee, this 1st day of April 19 83

Commission expires 4/22/84

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

WARRANTY DEED

FROM
LUCILE DYSART, EXECUTRIX

TO
SANFORD A. FITTS, JR.

LEGAL

H 39972

IDENTIF. REFERENCE

APR 4 3 30 PM '83

PAUL A. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

04/04 83

7932

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6032 PAGE 5

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

20000.00- CO
52.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 58.50-
7982A04/04/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 939740

APR 4 3 30 PM '83
IDENTIF. REFERENCE
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN