Loan No.114800-2

80413

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Warren D. Hiter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May, 1983

Notary Public

MY COMMISSION EXPIRES My Commission Expires SEPT. 28, 1986
(AFFIX SEAL)

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

BOOK 6057 PAGE 523

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Warren D. Hiter (NAME) | Fidelity Federal Savings & Loan Assn. (NAME) | Map 136 |
| 2720 Old Smith Springs Road (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | Parcel 6 |
| Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | 2D-37240 |

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, ROSEMARY CRABTREE, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WARREN D. HITER, UNMARRIED

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 the 2nd Civil District of Davidson County, Tennessee, being described according to a survey made by George W. Watkins, Surveyor on October 2, 1956, as follows:

Beginning at an iron pin in the center of Smith Springs Road, the Southwest corner of F. W. Thornton, running thence with the center of Smith Springs Road North 86° 45' West 124.6 feet to an iron pin the Southwest corner of this tract; thence North 2° 30' East 822 feet to an iron pin; thence South 85° 20' East 150.6 feet to a post; thence with Thornton's west line, South 6° 45' West 212 feet to a 10" Cedar, thence on the same line South 4° West 350' to a point, South 2° 45' West 258 feet to the beginning containing 2.44 acres, more or less.

Being the same property conveyed to Lawrence Lester Townes and wife, Mackie Townes by deed from B. F. Cone of record in Book 767, page 382, Register's Office for Davidson County, Tennessee. The said Mackie Townes having since predeceased Lawrence Lester Townes. The property is vested Rosemary Crabtree and June Hiter as the only heirs at law of Lawrence Lester Townes. Rosemary Crabtree and June Hiter having since quitclaimed the property to Rick M. Johnson, Trustee who conveyed to Rosemary Crabtree by deed of record in Book 5761, page 486, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2728 Old Smith Springs Road Nashville, Tennessee 37217
(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 27th day of May, 1983

Rosemary Crabtree
By: June Hiter
June Hiter, Attorney in Fact

STATE OF TENNESSEE
Davidson County

BOOK 6067 PAGE 524

Personally appeared before me, _____, 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 _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
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 Rosemary Crabtree, Unmarried

TO Warren D. Hiter

H 5 1 3 0 5

IDENTIF. REFERENCE

JUN 1 2 49 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of May, 1983, before me personally appeared June Hiter, to me known to be the person who executed the foregoing instrument in behalf of Rosemary Crabtree, and acknowledged that she executed the same as the free act and deed of said Rosemary Crabtree.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 1983.

Robert W. Thurman
Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES JULY 27, 1986

My Commission expires:
My Commission Expires JULY 27, 1986

1728 06/01 79.30- CHECK

# OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF

FOR BOOK 6067 PAGE 525

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 28000.00- CO | |
| | | | 72.80 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 79.30- | |
| | | | 1728A06/01/83 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5. 1: 3 0 5.

IDENTIF. REFERENCE

JUN 1 2 49 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 953091