G# 242632

FORM NO. WD-1

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CHICAGO TITLE INSURANCE CO
FIRST AVE
DENVER
NASHVILLE, TENNESSEE 37238

retur

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July 19 83

Notary Public

MY COMMISSION EXPIRES: 4-(9-87)

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John B. Downey, Atty., 1864 Laurel Ridge Drive, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garret Adare Fitzgerald (NAME)	~~New Owner~~ Leader Federal (NAME)	
4625 Mountainview Drive (STREET ADDRESS OR ROUTE NUMBER)	158 MADISON Ave (STREET ADDRESS)	145-2
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	MEMPHIS TN 38103 (CITY) (STATE) (ZIP)	57

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, Downey Construction Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Garret Adare Fitzgerald and wife, Catherine Fitzgerald

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:

Parcel Number 57 on the plan of zone-lot division, Lot 24, Tyne Crest as of record in Book 5800, page 134, Register's Office for Davidson County, Tennessee to which plan reference is herein made for a more detailed description. Being the southerly ½ of lot 24 as above described.

Being part of the same property conveyed to Downey Construction Company by Howard F. George and wife, Mary T. George as of record in Book 5417, page 470, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 5977, page 811, said Register's Office and taxes which have been prorated for 1983, and easements of said zone lot plat.

MAP 62933

IDENTIF. REFERENCE

JUL 27 8 44 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

07/27 349.40- CHECK

4663

( ) unimproved
This is improved (X) property, known as 4625 Mountainview Drive, Nashville, TN 37215
(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 day of July, 19 83

DOWNEY CONSTRUCTION COMPANY

By: John B. Downey, Jr., Ptr.

STATE OF TENNESSEE
Davidson County

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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 John B. Downey, Jr. & J. B. Downey and _____ with whom I am personally acquainted and who upon (~~his oath~~) her sacred oath (~~himself~~) themselves acknowledged (~~themselves~~) to be the general partners and _____ respectively of the Downey Construction Company the within named bargainor, a ~~corporation~~ partnership, and that (~~he~~) they as such partners and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ partnership by the said John B. Downey, Jr. & as such partner, and attesting the same by the said J. B. Downey as such partner.

Witness my hand and official seal at office at Nashville, Tn on this the 15th day of July, 19 83.

My commission expires 4-14-87

_____
Notary Public

WARRANTY DEED

FROM

DOWNEY CONSTRUCTION COMPANY

TO

GARRET ADARE FITZGERALD AND

WIFE, CATHERINE FITZGERALD

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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	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
			131500.00- CO	
			341.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	348.40-
4853A	07/27/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 62933

IDENTIF. REFERENCE

JUL 27 8 48 AM '83

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

No. 966504