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STATE OF TENNESSEE
COUNTY OF DAVIDSON

FORM NO. WD-1

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00

James C. Spiceland, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April 1984.

Carolyn Sanches
Notary Public

MY COMMISSION EXPIRES: Oct. 21, 1984
(AFFIX SEAL)

STEPHEN L. EDWARDS
806 Nashville Bank & Trust Building
Nashville, TN 37201
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Spiceland, Jr. (NAME)	Same (NAME)	Map 133-2
404 Elgin Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 222
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	(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, Jerry W. Fitch, a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James C. Spiceland, Jr.

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. 105 on the Plan of Sunrise Heights Addition, as of record in Book 421, page 2, Register's Office for said County.

Said Lot No 105 fronts 50 feet on the northerly side of Elgin Street and runs back 181.6 feet on the easterly line and 182 feet on the westerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Jerry C. Fitch by deed from Russell W. Fletcher and wife, Anne R. Fletcher, of record in Book 1756, page 353, said Register's Office; the said Jerry C. Fitch having died a resident of Davidson County, Tennessee, on the 6th day of May, 1973, and leaving a Last Will and Testament of record in Will Book 107, page 153, Probate Court Clerk's Office for Davidson County, TN; the said property herein conveyed being devised to Jerry Willett Fitch, the grantor herein, by said will.

This is unimproved ( ) improved (X) property, known as 404 Elgin Street, Nashville, TN 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 my hand this 24th day of April, 19 84

Jerry W. Fitch

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Carolyn Fancher, a Notary Public in and for said County and State, the within named Jerry W. Fitch

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 Nashville, Tennessee, this 24th day of April, 1984.

Commission expires Oct. 21, 1984

Carolyn Fancher
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
Jerry W. Fitch

TO
James C. Spiceland, Jr.

I 17482

RUSH

IDENTIF. REFERENCE

APR 24 2 17 PM '84

FLEET C. WILKINSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

04/24 74.10- CASH

1010

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	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

26000.00- CAMT.
67.60 CSTAX
.50 PRFEE
6.00 WDEED
CASH 74.10-
1000A04/24/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1-7 4 8 2.

IDENTIF. REFERENCE T

APR 24 2 17 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 30681