FILE BOX 45

BOOK 6545 PG 382

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,561.04

Neil R Fittje
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 1985

Notary Public

MY COMMISSION EXPIRES: 10-20-85

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

CHARLES F. BROWN, JR - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

| NAME / ADDRESS NEW OWNER(S) AS FOLLOWS: | ADDRESS / SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Neil R. Fittje (NAME) | First Investment Company (NAME) | MAP 76-1 |
| 107 Karen Drive (STREET ADDRESS OR ROUTE NUMBER) | 2244 Mock Road, P.O. Box 749 (STREET ADDRESS) | PARCEL 79 |
| Mt. Juliet, TN 37122 (CITY) (STATE) (P.O. ZIP) | Columbus, Ohio 43215 (CITY) (STATE) (ZIP) | |

FOR AND 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, James A. Powell and wife, Sybil J. Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Neil R. Fittje and wife, Darlene S. Fittje

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. 570 on the Plan of Tulip Grove, Section 10 of Record in Book 5800, Page 199, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James A. Powell by deed from Larry W. Powell and wife, Carol Powell of record in Book 6444, Page 814, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by James A. Powell, to Charles F. Brown, Jr., Trustee, for First Investment Company, dated December 7, 1984, and filed for record in Book 6444, Page 816, Register's Office for said County, with an unpaid principal amount of approximately $63,061.04, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

Power of Attorney of record in Book 6114, page 484, said Register's Office.

This is ( ) unimproved ( ) property, known as 568-570 Tulip Grove Road, Hermitage, TN 37076
(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 heir 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 covey 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 29th day of April, 1985

Sybil J. Powell

James A. Powell

by James A. Powell Atty

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Powell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 1985.

Commission expires 10-20-85

Patricia Ann Patterson
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

FILED FOR RECORD
APR 30 11 58 AM '85
DAVIDSON COUNTY, TN

J0073 6

WARRANTY DEED

FROM: James A. Powell
Sybil J. Powell

TO: Neil R. Fittje
Darlene S. Fittje

RETURN TO:
METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

CHARLES F. BROWN, JR.
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Powell, with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Sybil Powell as her Attorney in Fact as the free act and deed of the within named Sybil Powell

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of April, 1985.

My Commission Expires: 10-20-85

Patricia Ann Patterson
Notary Public

**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 |
|---|---|---|---|---|

71561.04- CAPT.
186.16 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 198.66-
3113A04/30/85 BAL .00

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

J0073 6

IDENTIFICATION REFERENCE

APR 30 4 11 PM '85

DAVIDSON COUNTY, TN

**No.** 129924