BOOK 6760 PAGE 850

FORM NO. WD-1

17516

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$49,500.00 Margaret Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 19 85

Notary Public

MY COMMISSION EXPIRES 4-15-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, ATTORNEYS, 212 Third Avenue, North, Nashville, Tennessee - 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN W. FITE (NAME)	CityFed Mortgage Company (NAME)	MAP 083-10
1513 Gartland Avenue (STREET ADDRESS OR ROUTE NUMBER)	404 BNA Drive, Suite 201 (STREET ADDRESS)	PAR 12
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	23W 07800

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, ~~BARBARA BOYD~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~JOHN W. FITE and wife, KAREN KENDALL FITE~~

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 Davidson County, Tennessee, being Lot No. 109 on the Map of Lindsleys 29 Acre Tract, as of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Barbara B. Coggins by deed from Allen R. Coggins and wife, Barbara B. Coggins, of record in Book 6137, page 995, Register's Office for Davidson County, Tennessee.

6 8 2 5 9

IDENTIFICATION REFERENCE

JAN 13 10 24 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

Unimproved ( )
This is Improved (X) property, known as 1513 Gartland Avenue, Nashville, TN 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, his hand this 31st day of December, 19 85

X Barbara Boyd

BARBARA BOYD

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named ~~BARBARA BOYD~~

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 ~~31st~~ day of December, 19 85

Commission expires 4-19-87

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

~~BARBARA BOYD~~

TO

JOHN W. FITE

KAREN KENDALL FITE

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-1666

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

4550.00- CONT
150.00 CSTAX
.50 PRFE
6.00 MISC
CHECK 156.50-
81354017 13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68259

IDENTIFICATION REFERENCE

JAN 13 10 24 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 209907