mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Thomas J. Fitzpatrick 900 Woodslake Dr. Madison, Tn. 37115	Same as new owner	Map 43-13 Parcel 249 11D-48525

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, DAVID HUGGINS, TRUSTEE, with full power and authority to reconvey without the necessity of the joinder of any beneficiary or other person, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said THOMAS J. FITZPATRICK and wife, MARY EVELYN FITZPATRICK, hereinafter referred to as 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 Lots Nos. 72 and 73 in the Madison Realty Company's Subdivision, as of record in Book 547, page 164, of the Register's Office for Davidson County, Tennessee.
Said Lots Nos. 72 and 73 adjoin and front together 100 feet on the northerly side of Harris Avenue. The eastern line runs from the front 107 feet back to a dead line. The western line runs from the front 112 feet back to said dead line. The said rear dead line in 100 feet.
Being the same property conveyed to David Huggins, Trustee, with full power and authority to reconvey without the necessity of the joinder of any beneficiary or other person, by deed from William E. Crook and wife, Mary Jean Crook, of record in Book 6579, page 916, Register's Office, Davidson County, Tennessee.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. 1986 State & County taxes, a lien, but not yet due and payable, prorated between the parties and assumed in full by the Grantees.

2. The Plan of record in Book 547, page 164, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my, 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.

WITNESS my hand on this the 12th day of February, 1986.

David Huggins
DAVID HUGGINS, TRUSTEE

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 DAVID HUGGINS, TRUSTEE, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 12th day of February, 1986.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Sworn to and subscribed before me, this the 12th day of February, 1986.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

7.61 3.1.

IDENTIFICATION REFERENCE

FEB 14 10 44 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6783 PAGE 25

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

130[illegible].00- CAPT.
330.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 344.50-
4820AC2/14/66 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6 1 3

IDENTIFICATION REFERENCE

FEB 14 10 44 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 219350