BOOK 6907 PAGE 893

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Dr. Desmond J. Fitzgerald et ux (NAME)	Citizens & Southern Mtg. Co. (NAME)	104-6-302
3104 Blakemore Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 656 (STREET ADDRESS)	24W-5340
Nashville, TN 37212 (CITY) (STATE) (ZIP CODE)	Tucker, GA 30085-0656 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of one hundred ten thousand and no/100---------- DOLLARS

cash in hand paid and other good and valuable considerations the receipt and sufficiency of which is hereby acknowledged, we,

Volney P. Gay and wife, Barbara B. Gay

have bargained and sold, and by these presents do transfer and convey unto the said Dr. Desmond J. Fitzgerald and Margaret E. Fitzgerald, husband and wife,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. C of Block No. I on the Plan of a Subdivision of Lot No. 11 in Block No. 1, Lot Nos. 12 and 13 in Block No. 3 and Lot Nos. 12 and 13 in Block No. 4 in Fairfax Place, as of record in Book 547, page 77, Register's Office for said County.

Said Lot No. C fronts 60.0 feet on the northerly margin of Blakemore Avenue, and extends back 147.0 feet on both side lines to an alley in the rear on which it measures 45.31 feet.

Being all the same property conveyed to the grantors herein by deed of record at Book 5659, page 278, said Register's Office for said County.

Subject to 1986 property taxes which have been prorated and the grantees assume in full.

RUSH

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUL 3 11 17 AM '86

IDENTIFICATION REFERENCE

17218

unimproved ( )
This is improved (XX) property, known as 3104 Blakemore Avenue (House Number) (Street)
Nashville, TN 37212
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 2nd day of July, 1986.

Volney P. Gay

Barbara B. Gay

BOOK 6907 PAGE 894

INDIVIDUAL ACKNOWLEDGEMENT

State of Tennessee

County of Davidson

Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public of said county, Volney P. Gay and wife, Barbara B. Gay

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that ____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 2nd day of July, 1986

NOTARY PUBLIC

My commission expires:
4-17-88

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____,
this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 110,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

& Dr. Desmond J. Fitzgerald

Sworn to and subscribed before me
this 2nd day of June, 1986.

My commission expires 4-17-88 Notary Public

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN. 37215

Name Address

WARRANTY DEED

FROM

Volney P. Gay and wife,

Barbara B. Gay

TO

Dr. Desmond J. Fitzgerald

and Margaret E. Fitzgerald

Ticor Title Ins.

O 44 002108

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK 6907 PAGE 895

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			100[illegible].00- CASH	
	VD		286.00 MTAX	
			286.00- MTAX	
			286.00 CSTAX	
			.50 PREC	
			6.00 WDED	
			CHECK	292.50-
		3342A07/03/86	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17.21.8.

IDENTIFY REFERENCE

JUL 3 11 17 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 266757