File Box #24

BOOK 7181 PAGE 686

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March, 19 87.

Notary Public

MY COMMISSION EXPIRES 2-4-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO: (Mortgagee)	MAP-PARCEL NUMBERS
Mark T. Farmer (NAME)	First Investment Company (NAME)	MAP 83-7
709 Powers Avenue (STREET ADDRESS OR ROUTE NUMBER)	4300 E. Broad Street (STREET ADDRESS)	PAR. 110
Nashville, TN 37206 (CITY) (STATE) (P O ZIP)	Columbus, Ohio 43213 (CITY) (STATE) (ZIP)	15DA 48695

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, Joe Fitzgerald and wife, Dorothy Louise Fitzgerald

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark T. Farmer, unmarried

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. 9 of Block "A" on the Plan of Tillman Subdivision, Part 1, of record in Book 1130, Page 29, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Joe Fitzgerald and wife, Dorothy Louise Fitzgeald by deed from Martha Mikell Howland of record in Book 5332, Page 949, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a public utility easement, and building setback line of record in Book 1130, Page 29, said Regster's Office.

This conveyance is subject to a temporary construction and sanitary sewer and/or storm drainage permanent easement of record in Book 4260, Page 487, said Register's Office.

This conveyance is subject to any and all existing easements of record.

RECEIVED FOR REFERENCE
MAR 26 1 34 PM '87
REGISTER DAVIDSON COUNTY

unimproved ( )
This is improved (X) property, known as 709 Powers 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 unincumbered 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 hands this 24th day of March, 19 87

Joe Fitzgerald

Dorothy Louise Fitzgerald

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe Fitzgerald and wife, Dorothy Louise Fitzgerald

the bargainor__, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of March, 1987

Commission expires 2-2-87

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
Joe Fitzgerald

Dorothy Louise Fitzgerald

TO
Mark T. Farmer

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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

28[illegible].00- CAMT
76.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 34.90-
6093A03/26/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08281.

IDENTIFICATION REFERENCE

MAR 26 1 35 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 61906