WARRANTY DEED BOOK 7214 PAGE 193

FROM: Ramona S. Fite,
Grantor

TO: Calvin W. Fite, Jr.,
Grantee

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address new Owner(s) as Follows:	Send Tax Bills To:	Map Numbers
1606 Cedar Lane Nashville, TN 37212	1606 Cedar Lane Nashville, TN 37212	104-12
	Name of Mortgagee: None	Parcel Numbers 323

For and in consideration of love and affection, but for no financial consideration, and for the purpose of abolishing a tenancy by the entireties pursuant to T.C.A. § 66-1-110, Ramona S. Fite, Grantor has bargained and sold, and by these presents does transfer and convey unto Calvin W. Fite, Jr., Grantee, his heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:.

> Two tracts of land in Davidson County, Tennessee, Tract No. I, being the east 16 feet of Lot No. 55 and the west part of Lot No. 56, and Tract No. II, being the most western 42 feet of Lot No. 54; all as shown on the Plan of Avalyn Place, as of record in Book 161, page 150, Register's Office for said County.
>
> Said Tract I fronts 41.6 feet on the south side of Bernard Avenue, and runs back between lines, 140 feet more or less to an alley on which they measure 51.4 feet. Said Tract II fronts 42 feet on the southerly margin of Bernard Avenue, and extends back between parallel lines, 140 feet to an alley.
>
> Being the same property conveyed to Calvin W. Fite, Jr. and wife, Ramona S. Fite by deed of record in Book 4444, page 49, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1501 and 1505 Bernard Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And Grantor does covenant with Grantee that Grantor has a good right to convey her interest in said land, and the same is unencumbered.

And Grantor does further covenant and bind herself, her heirs, successors, and assigns, to warrant and forever defend the title to the said land to Grantee, his heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

It is the intent of the Grantor by this instrument to abolish an estate by the entireties in and to the interest in the said property previously held by Grantor and Grantee, and by so executing this instrument, Grantor intends to vest in Grantee fee simple title to said property.

Witness my hand this 23rd day of April, 1987.

Ramona S. Fite
RAMONA S. FITE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth Barnard, a Notary Public of said County and State, RAMONA S. FITE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 23rd day of April, 1987.

Elizabeth Barnard
Notary Public

My Commission Expires: [illegible] 11, 1990

STATE OF TENNESSEE
COUNTY OF DAVISON

The actual consideration or value, whichever is greater, for this transaction is Zero Dollars ($0.00).

Ramona S. Fite
Affiant

Subscribed and sworn to before me, this the 23rd day of April, 1987.

Elizabeth Barnard
Notary Public

My commission expires: [illegible]

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