Address New Owner:	Send Tax Bills To:	Map/Parcel
William G. Fitzgerald	Same	Map 182
492 RURAL HILL RD.		P/O Par 132
NASHVILLE, TN 37217		

BOOK 7394 PAGE 80

WARRANTY DEED

FOR AND IN CONSIDERATION 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, JAMES H. MARTIN and wife, GLADYS H. MARTIN, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said WILLIAM G. FITZGERALD and wife, SARA JANE FITZGERALD, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being Tract Two as shown on a survey by Barry Greer and Assoc., dated October 12, 1987, and more particularly described as follows:

Beginning at an iron pin set in the Northerly right-of-way of Old Hickory Boulevard, and being South 88 degrees 00' 00" West, a distance of 155.17 feet as measured along said right-of-way from the southwest corner of the property conveyed to Patricia C. Smith by deed of record in Deed Book 5115, Page 629, R.O.D.C., Tennessee, and being the southeast corner of the property herein described, and proceeding as follows: with said right-of-way of Old Hickory Boulevard, South 88 degrees 00' 00" West, a distance of 50.00 feet to an iron pin; thence leaving said right-of-way and severing the land conveyed to James H. Martin etux by deed of record in Deed Book 6918, Page 904, North 00 degrees 53' 08" West a distance of 852.43 feet to an iron pin; thence North 02 degrees 01' 33" East, a distance of 536.29 feet to an iron pin; thence North 87 degrees 42' 05" West a distance of 157.55 feet to an iron pin set in the easterly line of the property conveyed to Janice Rose Jones by deed of record in Deed Book 5030, Page 378, R.O.D.C., Tennessee; thence with the line of said Jones, as generally marked by a wire fence, North 04 degrees 30' 10" East, a distance of 28.00 feet to an iron pin; thence continuing with said Jones North 02 degrees 42' 07" East, a distance of 223.79 feet to an iron pin; thence continuing with said Jones North 02 degrees 01' 06" East, a distance of 163.00 feet to an iron pin set in the centerline of an abandoned road, and being in the southerly line of the property conveyed to Claude Briley by deed of record in Deed Book 874, Page 648, R.O.D.C., Tennessee; thence with said Briley, North 88 degrees 33' 33" East, a distance of 359.25 feet to an iron pin, being the Northwest corner of the property conveyed to Patricia C. Smith by deed of record in Deed Book 5115, Page 629, R.O.D.C., Tennessee; thence leaving said Briley, and with the westerly line of said Patricia C. Smith, South 02 degrees 00' 28" West a distance of 408.94 feet to an iron pin; thence leaving said Smith and severing the property conveyed to James H. Martin etux by deed of record in Book 6918, Page 901, and Deed Book 7394, Page 78, R.O.D.C., Tennessee, North 87 degrees 59' 32" West, a distance of 155.00 feet to an iron pin; thence South 02 degrees 01' 33" West, a distance of 563.21 feet to an iron pin; thence South 00 degrees 53' 08" East, a distance of 850.00 feet to the beginning, containing 5.009 acres, more or less.

Being part of the same property conveyed to James H. Martin and wife, Gladys H. Martin by deeds from Pat Nichol, Trustee for Daniel G. Smith, in Book 6918, Page 901, and from Rhonda Smith Gentry and husband, Michael Gentry, of record in Book 6918, Page 904, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is unimproved property.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM G. FITZGERALD and wife, SARA JANE FITZGERALD, their heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate 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 on this 29th day of October, 1987.

James H. Martin
JAMES H. MARTIN

Gladys H. Martin
GLADYS H. MARTIN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

X William G. Fitzgerald
AFFIANT

Sworn to and subscribed before me this 29 day of October, 1987.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Martin and wife, Gladys H. Martin, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29 day of October, 1987.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
Nov 3 3 05 PM '87
IDENTIFICATION REFERENCE
7.9.3.0.9

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7394 PAGE 82

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

[illegible] CASH
112.00 CHECK
.50 PRFEE
6.00 MISC
[illegible] CHECK 118.50
08/22/1703/07 RCT .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79309

IDENTIFICATION REFERENCE

NOV 3 9 06 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 32174