44 . 33

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,425.61

Earl Bryan Fitzpatrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF January, 19 88

Notary Public

MY COMMISSION EXPIRES: 12/29/90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 115 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EARL BRYAN FITZPATRICK	SAME	42-16-54
(NAME)	(NAME)	
113 Peggy Street		11D 15200
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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, HARVEY M. ABERNATHY, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EARL BRYAN FITZPATRICK and wife, AMY M. FITZPATRICK,

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. 29 onthe Plan of FINNLAND HEIGHTS, Part Two, of record in Book 1424, Page 7, Register's Office for said County, as follows: BEGINNING at a point on the easterly margin of PEGGY STREET, the common corner of Lots Nos. 29 and 30; thence, with the line between said Lots, easterly 112 feet to the westerly margin of L & N Railroad right of way; thence, with the line of said right of way, southwardly 157.5 feet to the northerly margin of Woodruff Street; thence, with the margin of the same, westwardly 66.8 feet to the beginning of a curve; thence, along said curve, northwestwardly 43.8 feet to the easterly margin of Peggy Street; thence, with the margin of the same, northwardly 153.5 feet to the beginning.

BEING the same property conveyed to Harvey M. Abernathy and wife, Ione B. Abernathy by deed of record in Book 4183, Page 853, Register's Office for Davidson County, Tennessee; The said Ione B. Abernathy passed away on 12/2/69 in Davidson County, Tennessee.

9534 6.
IDENTIFICATION REFERENCE
JAN 5 9 09 AM '88
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 113 Peggy Street, Madison, TN 37115
(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 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. 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 my hand this 1st day of January, 19 88

HARVEY M. ABERNATHY: Harvey M. Abernathy

STATE OF TENNESSEE
County of DAVIDSON

BOOK 7442 PAGE 734

Personally appeared before me, HARVEY M. ABERNATHY, Unmarried,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of January, 19 88

Commission expires 12-29-90

Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

HARVEY M. ABERNATHY, unmarried

TO

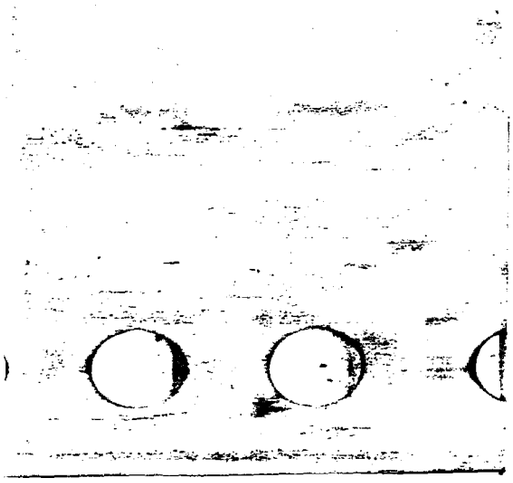
EARL BRYAN FITZPATRICK et ux

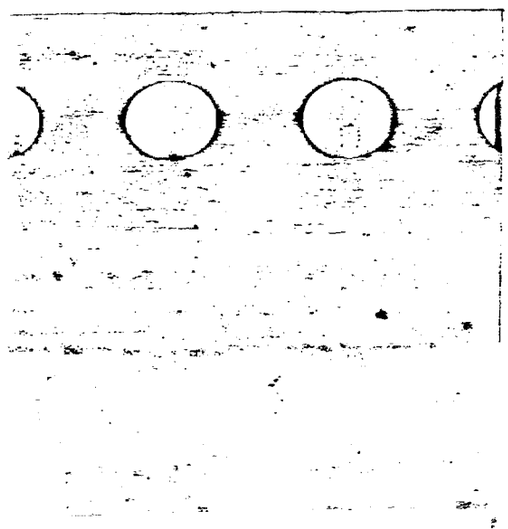
THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE GRANTOR.

REGISTER, PLEASE RETURN TO:

AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

5593 01/05 0101 03CHECK 91.62





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7442 PAGE 735

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

CAMT 30425.61
PRFEE 5.00
WDEED 6.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

PRFEE 5.00-
CAMT 85.12
PRFEE 0.50
VOID
CAMT 85.12-
CON TX 85.12
TOTAL 91.62
CHECK 91.62

05/05/88 01 09:12 0001 5593

9.5.3.4 6.

IDENTIFICATION REFERENCE

JAN 5 9 09 AM '88

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 50632