file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Floyd Oliver Fitts, III 136 Windsor Drive Nashville, TN 37205	SAME	MAP 130-02 PARCEL 47 7DZ 30210

WARRANTY DEED

BOOK 7708 PAGE 79

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles E. Saunders and wife, Rebecca L. Harrington hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Floyd Oliver Fitts, III hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 116 on the plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, pages 94 and 95, Register's Office for said County.

SAID Lot No. 116 fronts 91.8 feet on the southwesterly margin of Windsor Drive and extends back 184 feet on the southeasterly line and 161 feet on the northwesterly line to a broken line in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Charles E. Saunders and wife, Rebecca L. Harrington by deed from Samuel L. Boord and wife, Jessamine M. Boord of record in Book 6738, page 44, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

8.7.0 1 4

IDENTIFICATION

Nov 21 10 20 AM '88

FEE 2 WILKINS REGISTER DAVIDSON COUNTY

9465 11/21 0101 03CHECK 699.50

This is (~~un~~)improved property, known as 136 Windsor Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 17th day of November, 19 88.

Rebecca L. Harrington

Charles E. Saunders

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17th day of November, 19 88, before me personally appeared Charles E. Saunders and wife, Rebecca L. Harrington, to me known (or proved to me on the basis of satisfactory evidence), to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 9-26-92

Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that _he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

BOOK 7708 PAGE 80

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Floyd O. Fitts III
Affiant

Subscribed and sworn to before me, this the 17th day of November, 198__.

My Commission Expires: 9-26-92

_____
Notary Public

WILKINS NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

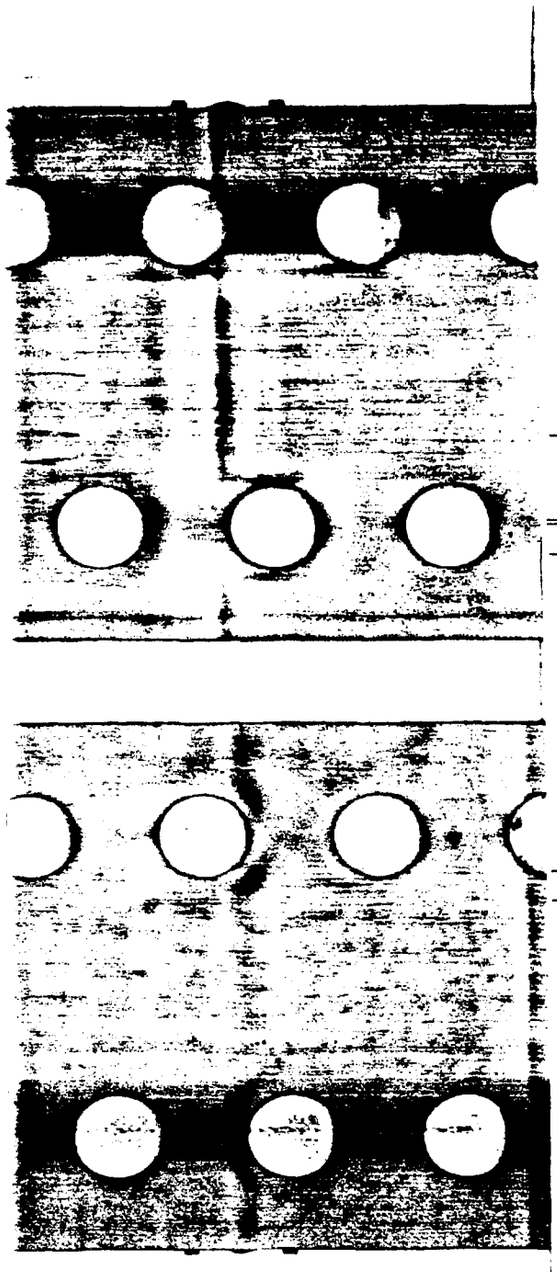
WARRANTY DEED

from:
Charles E. Saunders and wife,
Rebecca L. Harrington

to:
Floyd Oliver Fitts, III

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-28019



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

RECEIVED OF _____

FOR _____

BOOK 7708 PAGE 81

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
			CAMT	
				210000.00
			CON TX	693.00
			PRFEE	0.50
			WDEED	6.00
			TOTAL	699.50
			CHECK	699.50
11/21/88	01		10:21 0001	9465

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.7.0 1 4

IDENTIFT ●ETTERENCE

Nov 21 10 20 AM '88

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 156006