This Instrument Prepared Without Title Search, From Information and Documents Provided by Grantee, By:
**JOHN T. GWIN, ATTORNEY AT LAW**
116 Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122 Mail

**ADDRESS NEW OWNER:**
INCOME PROPERTIES, INC.
218 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122

**SEND TAX BILLS:**
*To Mortgagee*

**MORTGAGEE:**
CityFed Mortgage Company
P. O. Box 1686
Springfield, Ohio 45501

**MAP AND PARCEL:**
Map 65-13
Parcel 56
FBN 04D-60410

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**WARRANTY DEED**

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FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and the assumption by Grantee of the outstanding first mortgage indebtedness, and for other good and valuable considerations, the receipt of which is hereby acknowledged, we, **PAUL M. FITZGERALD and wife, PATRICIA C. FITZGERALD**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **INCOME PROPERTIES, INC.**, a Tennessee corporation, hereinafter called the Grantee, its successors 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. 308 on the Plan of Sherwood Forest, Section 4, of record in Book 4460, pages 182 and 183, Register's Office for said County, to which Plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Paul M. Fitzgerald and wife, Patricia C. Fitzgerald by deed from Marion Thurman Builder, Inc. dated August 1, 1983, as of record in Book 6114, page 487, Register's Office for Davidson County, Tennessee.

This is improved property known as 4725 Cascade Drive, Old Hickory, Tennessee 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4704, page 448, said Register's Office, and further subject to those facts, conditions and limitations revealed on the plat of record in Plat Book 4460, pages 182 and 183, said Register's Office.

DEC 7 8 36 AM '88
ELVIA Z WILSON REGISTER
DAVIDSON COUNTY, TN

9 1 3 9 2.

TAX IDENTIFICATION REFERENCE

As a portion of the consideration for this conveyance, Grantee herein assumes and promises to pay as due that certain existing first mortgage indebtedness in favor of CityFed Mortgage Company. The escrow account as it relates to this property is transferred to Grantee, as is the hazard insurance.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said INCOME PROPERTIES, INC., a Tennessee corporation, its successors and assigns, forever; and we, PAUL M. FITZGERALD and wife, PATRICIA C. FITZGERALD do covenant with the said Grantee 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, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 22nd day of November, 1988.

Paul M. Fitzgerald
PAUL M. FITZGERALD

Patricia C. Fitzgerald
PATRICIA C. FITZGERALD

STATE OF NEW YORK)
COUNTY OF NIAGARA )

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named PAUL M. FITZGERALD and wife, PATRICIA C. FITZGERALD, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at office in LOCKPORT, NY, New York, this the 22 day of November, 1988.

Harry O. Fuller Jr.
NOTARY PUBLIC

My Commission Expires: 10/31/90

HARRY O. FULLER, JR.
Notary Public, State of New York
Qualified in Niagara County
My Commission Expires October 31, 19 90

STATE OF TENNESSEE)
COUNTY OF WILSON)

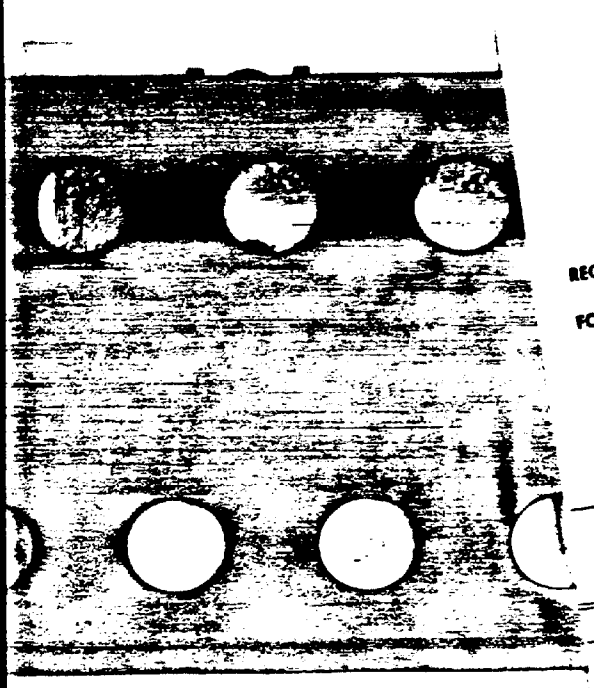
The actual value or consideration, whichever is greater, for this transfer is $ 62,510.96.

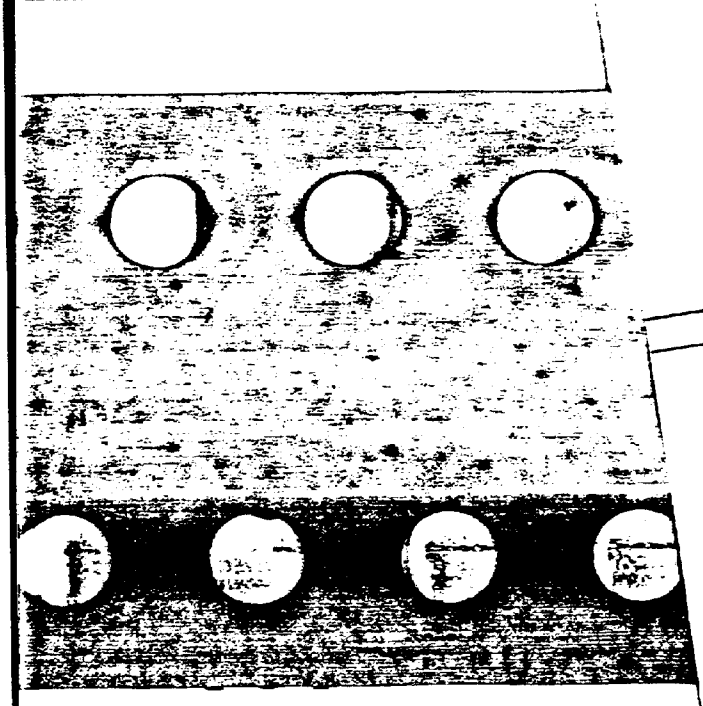
Income Properties, Inc.
Charles R. Anders, Sec. Treas.
AFFIANT

Subscribed and sworn to before me
this 30th day of November, 1988.

Patricia M. Swin
NOTARY PUBLIC

My Commission Expires: 4-2-1989





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

RECEIVED OF

FOR

BOOK 7721 PAGE 431

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| 12/07/98 | 01 | | CAMT 62510.96<br>CON TX 206.25<br>PRFEE 0.50<br>MBEED 6.00<br>TOTAL 212.75<br>CHECK 212.75<br>08:37 0001 486 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91392

IDENTIFICATION REFERENCE

Dec 7 8 36 AM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1610

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in this Document When Received