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FORM NO. WB-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,900.00

William G Stevens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, 89

Diane Seagraves
Notary Public

MY COMMISSION EXPIRES: 5-23-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane (ADDRESS) Nashville, Tn. 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgagee)	MAP-PARCEL NUMBERS
William Gerald Stevens (NAME)	Union Security Mortgage Company (NAME)	150-1
492 Rural Hill Road (STREET ADD ESS OR ROUTE NUMBER)	3322 West End Avenue, Suite 400 (STREET ADDRESS)	33
Nashville, TN. 37217 (CITY) (STATE) (P O ZIP)	Nashville, TN. 37203 (CITY) (STATE) (ZIP)	02D 39570

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, William G. Fitzgerald and wife, Jane Peden Fitzgerald

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Gerald Stevens, unmarried

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. 165, Section 1, Edge-O-Lake Estates, as of record in Book 3600, Page 43 and amended in Book 3818, Page 494, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to William G. Fitzgerald and wife, Jane Peden Fitzgerald by Quitclaim Deed from Mary Ankenbauer, Trustee of record in Book 6346, Page 881, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 3679, Page 279, said Register's Office.

This conveyance is subject to minimum building setback line; public utility and drainage easements and a utility anchor easement of record in Book 3600, Page 43 and amended in Book 3818, Page 494, said Register's Office.

31540

IDENTIFICATION REFERENCE

MAY 9 2 15 PM '89

unimproved ( )
This is improved (X) property, known as 492 Rural Hill Road, Nashville, TN. 37217
(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 our hand s this 5th day of May, 19 89

William G. Fitzgerald

Jane Peden Fitzgerald

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William G. Fitzgerald and wife, Jane Peden Fitzgerald

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of May 19 89

Commission expires 5-13-90

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

(his oath) (himself) (they)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

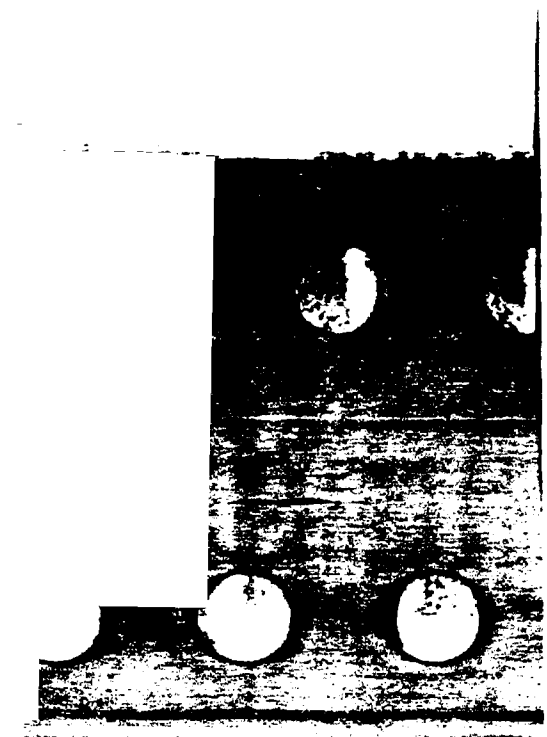
WARRANTY DEED

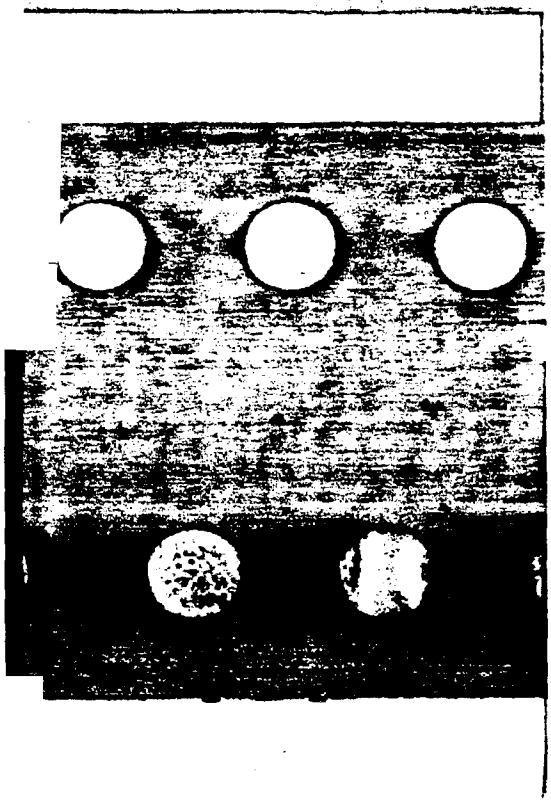
FROM
William G. Fitzgerald
Jane Peden Fitzgerald

TO
William Gerald Stevens

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

4447 05/09 0101 03CHECK 230.57





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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	67900.00
CON TX	224.07
PRFEE	0.50
MDEED	6.00
TOTAL	230.57
CHECK	230.57

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/09/89 01 14:16 0001 4447

31540

IDENTIFICATION

MAY 9 2 15 PM '89

No. 207895