Bar 53

BOOK 7878 PAGE 585 FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,281.00

Vicki Lodyga
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June 19 89

Cindy Duff
Notary Public

MY COMMISSION EXPIRES: 1/8/93

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME AND ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jerry W. Fitzgerald Jr. (NAME)	National Mortgage (NAME)	Map 43-1
140 Sarver Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Parcel 123
Madison, Tn 37115 (CITY) (STATE) (P.O. ZIP)	Memphis, Tn 38118 (CITY) (STATE) (ZIP)	

FOR AND 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, ELMER TAMBLE LEIGHTON, III AND WIFE, PATTI G. LEIGHTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY W. FITZGERALD, JR.

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:

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being part of Lot "C" on the Corrected Map of the W. P. Ready Subdivision of the Thornton Tract, as of record in Book 332, page 110, Register's Office for said County, and more particularly described as follows: BEGINNING at a point in the southerly margin of Sarver (formerly Madison Avenue), 130 feet westwardly from the common corner of Lots "C" and "D", thence with said Avenue, westwardly 75 feet to a point; thence southwardly 247 feet, more or less, to the southwest corner of the property conveyed to James K. Traughber and wife by deed from George P. Howell and wife of record in Book 1538, page 479, said Register's Office; thence with Traughber's southerly line eastwardly 75 feet to a point; thence northwardly 244.5 feet, more or less, to the beginning.

BEING the same property conveyed to Elmer Tamble Leighton, III, and wife, Patti G. Leighton, by deed of record in Book 7536, page 344, Register's Office for Davidson County, Tennessee.

457 63 JUN 30 10 44 AM '89

0609 06/30 0101 03CHECK 265.00

This is unimproved ( ) improved ( ) property, known as 140 SARVER AVENUE, 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 heir 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 covey 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 30 day of June 19 89

Elmer Tamble Leighton III
ELMER TAMBLE LEIGHTON, III

Patti G. Leighton
PATTI G. LEIGHTON

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELMER TAMBLE LEIGHTON, III, AND WIFE, PATTI G. LEIGHTON

the bargainor s, 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 Goodlettsville, Tennessee, this 30th day of June, 19 89

Commission expires 1/23/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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 _____

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

My commission expires _____

Notary Public

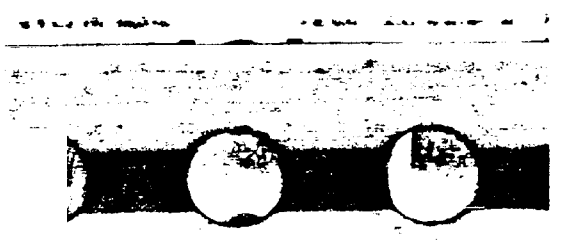
WARRANTY DEED

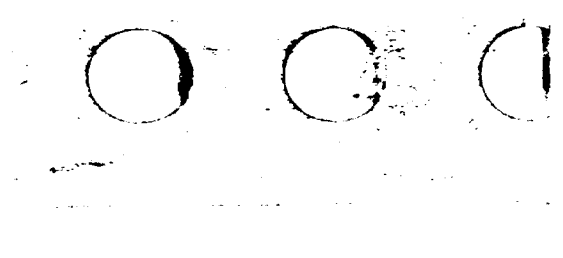
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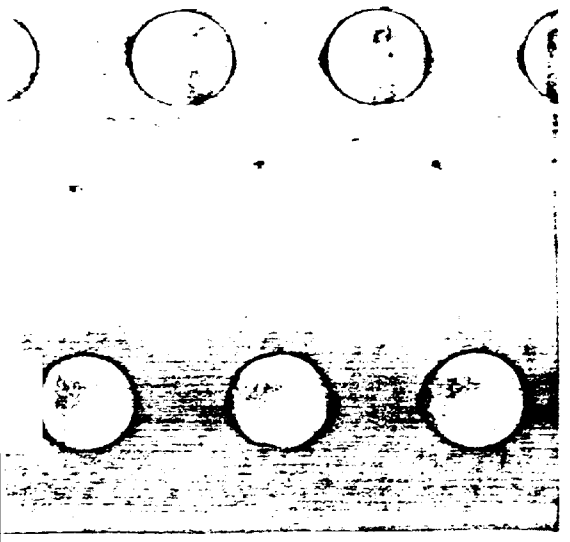
TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7878 PAGE 587

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

DEBT 60281.00
CON TX 199.49
PRFEE 0.50
MDEED 6.00
TOTAL 206.99
RECD 206.99
06/30/89 01 10:47 0001 3:0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4570

JUN 30 10 44 AM '89

No. 224683