BOOK 7954 PAGE 860

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
Mail
112 Long Hollow Pike, Suite 201
Goodlettsville, Tennessee 37072

3106 10/05 0101 03CHECK 155.50

WARRANTY DEED

| ADDRESS NEW OWNER: | PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES: | MAP/PARCEL |
|---|---|---|
| Norine Allen<br>1804 Lakehurst Ave.<br>Nashville, TN 37206 | Same as New Owner | Map 83-10<br>Parcel 277<br>Field Book<br>23W17500 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, THOMAS JOSEPH FITZPATRICK and wife, MARY E. FITZPATRICK, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do hereby transfer and convey unto NORINE ALLEN, a single woman, hereinafter referred to as the "GRANTEE", her heirs, representatives and assigns, that certain tract or parcel of land located in DAVIDSON County, Tennessee, and described as follows, to-wit:

LAND in Davidson County, Tennessee, in the 11th, formerly the 18th, Civil District, being part of the 10 1/2 acre tract as shown on the Plat of Richardson Place, of record in Book 547, page 135, said Register's Office, and described according to a survey by Erle Drake, County Surveyor, October 1, 1936, as follows:

BEGINNING on the southerly margin of Lakehurst Drive at a point 230 feet west of the westerly margin of 19th Street; thence with the southerly margin of said Drive, westwardly 114 feet; thence southwardly 246 feet to the northerly line of the Tolmie Property; thence with said line eastwardly 110 feet to a point 230 feet, more or less, west of the westerly margin of 19th Street; thence northwardly 223 feet to the beginning.

BEING the same property conveyed to Thomas Joseph Fitzpatrick, et ux, Mary E. Fitzpatrick, by Substitute Trustee's Deed from Homer R. Ayers, Substitute Trustee, of record in Book 7793, page 559, Register's Office for Davidson County, Tennessee.

The property is conveyed subject to an easement for sanitary sewers granted to the City of Nashville by instrument of record in Book 3503, page 218, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, their heirs, representatives and assigns, forever.

And, we, the GRANTORS, 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 warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1989, State and County, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid, in full, by the GRANTEE, when due.

And GRANTORS further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 3rd day of OCTOBER, 1989.

THOMAS JOSEPH FITZPATRICK

MARY E. FITZPATRICK

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS JOSEPH FITZPATRICK and wife, MARY E. FITZPATRICK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 3rd day of OCTOBER, 1989.

Catherine M. Wood
NOTARY PUBLIC

My Commission Expires: May 13, 1990

* * * * * * * * * *

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Affiant

Sworn to and subscribed before me, this the 3rd day of OCTOBER, 1989.

Catherine M. Wood
NOTARY PUBLIC

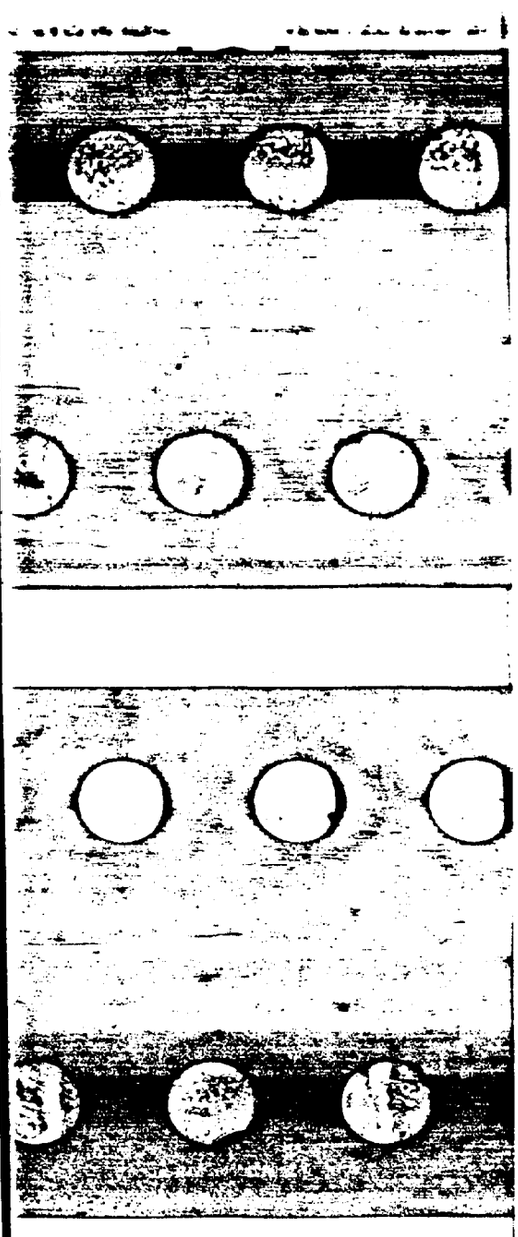
My Commission Expires: May 13, 1990

71811

IDENTIFICATION REFERENCE

Oct 5 3 04 PM '89

DAVIDSON COUNTY, TN



**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 | 45000.00 |
| CON TX | 148.50 |
| PRFEE | 1.00 |
| MDEED | 6.00 |
| TOTAL | 155.50 |
| CHECK | 155.50 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05 0001 3106

7.1.81.1.

IDENTIFICATION REFERENCE

OCT 5 9 04 AM '88

DAVIDSON COUNTY, TN

No. 255312