BOOK 8294 PAGE 933

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February

Notary Public

MY COMMISSION EXPIRES 3-11-95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence William Fitzgerald	Sovran Mortgage Corporation	MAP 91-1
(NAME)	(NAME)	
564 Stevenson Street	1512 Willow Lawn Drive	PARCEL 191
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37209	Richmond, Virginia 23230	8DA 23915
(CITY) (STATE) (ZIP)	(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, Ardis Leo Decker, Jr., ~~xxxxxxxxxxxxxxxxxxxx~~ and wife Linda Sue Decker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clarence William Fitzgerald and wife, Beulah May Fitzgerald

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 Davidson County, Tennessee, being the south 55 feet of the north 62.8 feet of Lot Nos 46 and 47 on the Map of T.M. Mall's Subdivision of Lots 18, 19 and 20 on the B. F. Cockrill Lands, as of record in Book 421, Page 63, Register's Office for Davidson County, Tennessee.

Said part of lots frons 55 feet on the easterly side of Stevenson Street (formerly Nall Avenue) and extends back 200 feet on the northerly and southerly side lines to a rear line measuring 55 feet thereon.
BEING the same property conveyed to Ardis Leo Decker, Jr.by quitclaim deed from Sally Thorne, Trustee of record in Book 8273, Page 574, and by quitclaim deed from David B. Herbert, Trustee of record in Book 5769, Page 510, and by deed from Vance A. Hale and wife Vickie Hale, of record in Book 5151, Page 227, Register's Office for Davidson County, Tennessee.

Linda Sue Decker and Linda S. Decker are one and the same persons.

93740
IDENTIF. REFERENCE
FEB 19 3 49 PM '91
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

7903 02/19 0101 03CHECK 178.60

unimproved ( )
This is improved (X) property, known as 564 Stevenson Street, Nashville, Tn 37209
(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 my hand this 15th day of February, 19 91

Ardis Leo Decker, Jr.

Linda S. Decker

BOOK 8294 PAGE 984

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Arlington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ardis Leo Decker Jr, and Linda Sue Decker

the bargainor ~~is~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Arlington, Texas this 15th day of February 19 91

My commission expires August 31, 1992

Sandra M. Schlaegel
Notary Public
Sandra M Schlaegel

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

FROM

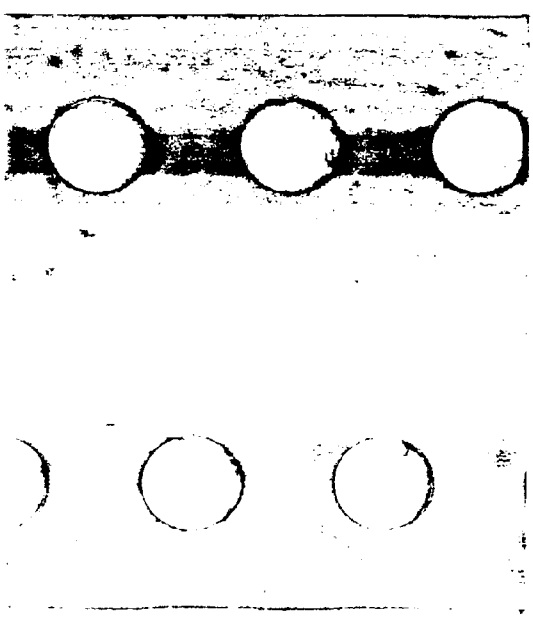
Ardis Leo Decker, Jr.

TO

Clarence William Fitzgerald and wife, Beulah May Fitzgerald

RETURN TO:

Saturn & Mazer, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201



OFFICIAL RECEIPT

FELIX Z WILSON II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

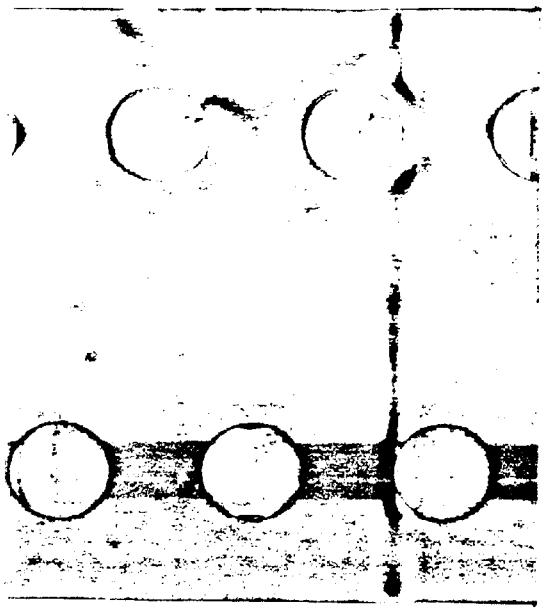
RECEIVED OF _____

FOR _____

BOOK 8294 PAGE 985

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	52000.00
COMK TX	171.60
PRFEE	1.00
WDEED	6.00
TOTAL	178.60
CHECK	178.60

02/19/91 01 15:46 0001 7903

93740

IDENTIF. REFERENCE

FEB 19 3 49 PM '91

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN

No. 398173