B4/20

PREPARED BY: Rick M. Johnson 3221 Nolensville Rd., Ste. 1 Nashville, TN 37211.
***From Information provided by the parties.**

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
William M. Fitzgerald and wife, Betty J. Fitzgerald 59 Glenrose Ave. Nashville, TN 37210	S.A.M.E.	MAP 119-2 PAR 192

BOOK 8425 PAGE 563

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100 ($10.00) DOLLARS,** cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lillie Ann Graves, unmarried** _____ has bargained and sold, and by these present do transfer and convey unto the said **William M. Fitzgeral and wife, Betty J. Fitzgerald** _____ the Grantees herein their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 160 on the Plan of Sterling Heights, Section Five as of record in Book 1835, Page 37, Register's Office for said County.

SAID Lot No. 160 fronts 85 feet on the southerly side of Glenrose Avenue, and runs back 160 feet on the westerly line and 115 feet on the easterly line to a dead line in the rear, which is a broken line, measuring 107 feet thereon.

BEING the same property conveyed to Lillie Ann Graves by deed from Windsor Development Co., A Tennessee Corporation of record in Book 4042, Page 169; Register's Office for Davidson County, Tennessee.

*** Information provided by the parties. Preparer makes no warranty as to encumbrances, liens, or restrictions against the herein described property. 1991 Taxes assumed by Buyer with no proration of said taxes.**

This conveyance is subject to all restrictions, easements and plats of record in the Register's Office for said County.

This is improved property known as: **59 Glenrose Ave., Nashville, TN 37210.**

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 the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all gender.

Witness our hands this 17 day of August, 1991.

5080 08/22 0101 03CHECK 136-50

Lillie Ann Graves
LILLIE ANN GRAVES, unmarried

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 LILLIE ANN GRAVES, unmarried the Bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12 day of August, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $35.000. This is equal to or greater than the property would bring at a fair and voluntary sale.

Wm M. Fitzgerald
AFFIANT

Sworn to and subscribed before me, this 12 day of August, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

40801

IDENTIFICATION

AUG 22 10 09 AM '91

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8425 PAGE 565

CO CONVEYANCE	CC CERTIFIED COPY		MISC - MISCELLANEOUS
MO MORTGAGE	REL RELEASE		CO Tx - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO Tx - STATE TAX MORT
TD TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 6.00
TOTAL 136.50
CHECK 136.50

08/22/91 01 10:09 0001 5580

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4080 I.

IDENTIFICATION REFERENCE

AUG 22 10 09 AM '91

No. 452090