This instrument prepared by:
Richard A. Jones
EVANS, JONES & REYNOLDS
1810 Dominion Tower
150 Fourth Avenue North
Nashville, TN 37219

WARRANTY DEED

Address: New Owner	Send Tax Bills To:	Map/Parcel No.
Mr. & Mrs. James M. Fite	same	117-13B-28
2017 Earlington Drive		
Nashville, TN 37215		

For and in consideration of the sum of Sixty-Five Thousand and 00/100 ($65,000.00) Dollars, cash in hand paid by James M. Fite and wife Mary W. Fite (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, Harold E. Jackson, Jr., (hereinafter referred to as "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto the said 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 Lot No. 503, on the Plan of Abbottsford Phase One of record in plat book 6250, pages 419-421, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to GRANTOR by deed from First Southeastern Construction Co. of record in book 8399, page 216, Register's Office of Davidson County, Tennessee.

This is unimproved property known as 503 Belgrave Park, Nashville, Tennessee 37215.

To have and to hold the said tract or partial of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And GRANTOR does hereby covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except for the following:

(1) 1993 Taxes that have been prorated and assumed by the GRANTEES.

(2) Declaration of Restrictive Covenants and Reciprocal Easements of record in book 6478, page 177, as amended in book 6530, page 242, said Register's Office.

(3) Declaration of Covenants, Conditions, Liens, Easements, and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in book 6537, page 303, said Register's Office.

(4) Declaration of Covenants, Conditions, Liens, Easements, and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in book 8106, page 1, as amended in book 8627, page 254, said Register's Office.

(5) Matters shown on the Plan of record in book 6250, page 419-421, as amended in book 6771, page 683, and book 6800, page 164, said Register's Office.

(6) Storm Water Retention Agreement of record in book 6555, page 328, said Register's Office.

And GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons whomsoever.

Frances C. Jackson, the wife of Harold E. Jackson, Jr. joins in the execution of this instrument for the purpose of conveying any and all marital or other rights she may have in and to said property.

Witness our hands this 5th day of May, 1993.

Harold E. Jackson, Jr.

Frances C. Jackson

Frances C. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Richard A. Jones, a Notary Public in and for said county and state, the within named Harold E. Jackson, Jr., one of the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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, 1993.

Richard A. Jones
Notary Public

My Commission expires: 3-25-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me RICHARD A. JONES, a Notary Public in and for said county and state, the within named Frances C. Jackson, one of the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of ~~May~~ June, 1993.

Richard A. Jones
Notary Public

My Commission expires: 3-25-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Sixty-Five Thousand and 00/100 ($65,000.00) Dollars.

James M. Jackson
Affiant

Subscribed and sworn to before me this 18th day of ~~May~~ June, 1993.

Richard A. Jones
Notary Public

My Commission expires: 3-25-95

323000kd.001

32231
IDENTIF. ▲ REFERENCE

MAIL ENV.

93 JUN 21 AM 9:07
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

9936 06/21 0101 03CHECK 253.50



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

RECEIVED OF _____

FOR _____

BOOK 8987 PAGE 319

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 65000.00
				CON TX 240.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 253.50
				CHECK 253.50
06/21/93	01			09:07 0001 9636

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32231
IDENTIF. ↑ REFERENCE

93 JUN 21 AM 9:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 664886