WARRANTY DEED

BOOK 9313 PAGE 105

FROM: Calvin W. Fite, Jr., Grantor

TO: Ramona S. Fite, Grantee

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address new Owner(s) as Follows:

1606 Cedar Lane
Nashville, TN 37212

Send Tax Bills To:

SAME

Name of Mortgagee:

none

Map Numbers

117-4

Parcel Numbers

323

For and in consideration of love and affection, but for no financial consideration, and for the purpose of abolishing a tenancy by the entireties pursuant to T.C.A. § 66-1-110, Calvin W. Fite, Jr., Grantor, has bargained and sold, and by these presents does transfer and convey unto Ramona S. Fite, Grantee, her heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

94 04/14 0101 03CHECK 8.00

Land in Davidson County, Tennessee, being the east 60 feet of Lots 26, 27 and 28 on the Plan of Belmont Terrace, as of record in Book 421, page 101, Register's Office for said County. Said part of said lots fronts 60 feet on the northerly side of Cedar Lane, and extends back between parallel lines along the westerly margin of an alley, 150 feet to the south line of Lot No. 29.

Being the same property conveyed to Calvin W. Fite, Jr. and wife, Ramona S. Fite by deed of record in Book 4373, page 602, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1606 Cedar Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs, successors and assigns, forever.

And Grantor does covenant with Grantee that Grantor has a good right to convey his interest in said land, and the same is unencumbered.

39114

IDENTIFICATION REFERENCE

94 APR 14 PM 3:

FELIX

DAVIDSON COUNTY, TN

PICK-UP

And Grantor does further covenant and bind himself, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to Grantee, her heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

It is the intent of the Grantor by this instrument to abolish an estate by the entireties in and to the interest in the said property previously held by Grantor and Grantee, and by so executing this instrument, Grantor intends to vest in Grantee fee simple title to said property

Witness my hand this 22nd day of April, 1987.

CALVIN W. FITE, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Rita Gail Smith, a Notary Public of said County and State, CALVIN W. FITE, JR., 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, at Office, this 22nd day of April, 1987.

Notary Public

My Commission Expires: My Commission Expires Oct. 24, 1988

STATE OF TENNESSEE
COUNTY OF DAVISON

The actual consideration or value, whichever is greater, for this transaction is Zero Dollars ($0.00).

Affiant

Subscribed and sworn to before me, this the 22nd day of April, 1987.

Notary Public

My commission expires: My Commission Expires Oct. 24, 1988

5403W/4-16-87