9373

BOOK 9373 PAGE 327

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF June 19 94

J. PHILLIP JONES
Notary Public

MY COMMISSION EXPIRES: November 25, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TATUM & JONES, ATTORNEYS, 2001 Charlotte Avenue, Suite 200, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NITA B. MARTIN (NAME)	NORWEST MORTGAGE, INC. (NAME)	102-4-130
455/457 WILCLAY DRIVE (ADDRESS)	P. O. BOX 5137 (ADDRESS)	08DA-42866
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	DES MOINES, IA 50306-5137 (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, ROBERT L. FITTS, SR. AND WIFE, IMOGENE B. FITTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NITA B. MARTIN, A SINGLE PERSON

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 Lot No. 830, on the Plan of Charlotte Park, Section 22, of record in Book 3700, pages 67 and 68, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Robert L. Fitts, Sr., by Quitclaim Deed from Pat Williams, unmarried, of record in Book 8625, page 332, Register's Office for Davidson County, Tennessee.

Robert L. Fitts, Sr. and R. L. Fitts are one in the same person.

Said property is conveyed subject to such limitaticns, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated May 23, 1994, made by:
Stanley Glenn McRae, License No. 1673
CAMPBELL, MCRAE AND ASSOC. SURVEYING, INC.
Suite 201
2424 21st Avenue South
Nashville, TN 37212

Imogene B. Fitts, wife of Robert L. Fitts, Sr., joins in to convey any interest she may have by reason of her marital status in subject property.

unimproved ( )
This is improved (X) property, known as 455/457 WILCLAY DRIVE, 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 our hand s this 6th day of June 19 94

Robert L. Fitts Sr.
ROBERT L. FITTS, SR.

Imogene B. Fitts
IMOGENE B. FITTS

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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 ROBERT L. FITTS, SR. AND WIFE, IMOGENE B. FITTS

the bargainor s, 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 Nashville, Tennessee, this 6th day of June, 19 94.

Commission expires November 25, 1995

J. PHILLIP JONES Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 _____

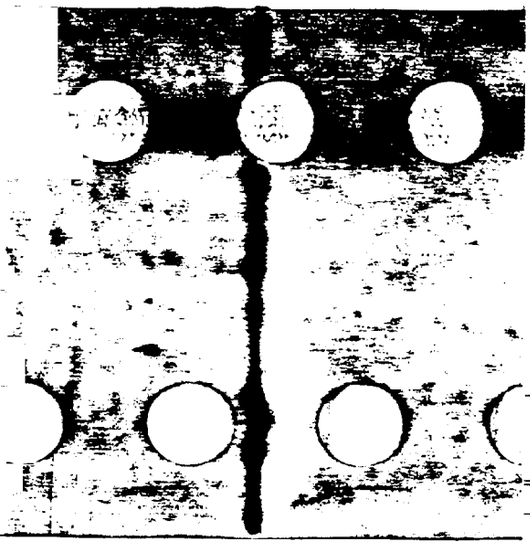
_____
Notary Public

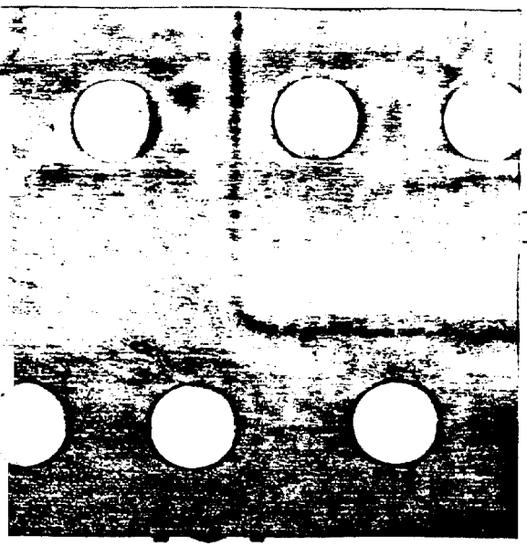
IDENTIFICATION REFERENCE

94 JUN -9 AM 8:27
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

4095 06/09/94 10:10 33CHECK

286-50





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

RECEIVED OF _____

FOR _____

BOOK 9373 PAGE 329

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	75000.00
			CON TX	277.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	286.50
			CHECK	286.50
06/09/94	01	08:28	0001	4095

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59211
IDENTIFICATION REFERENCE

94 JUN -9 AM 8:2[illegible]
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 800857