BOOK 9573 PG 982

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

95 JAN 19 AM 10:24

RECEIVED FOR RECORD

25390

THIS INDENTURE, made and entered into as of the **6th** day of **January, 1995** by and between

JOAN C. SMITH, AN UNMARRIED PERSON ,

hereinafter referred to as Grantor, and

JEFFEREY S. FITZGERALD and LATONIA L. FITZGERALD, HUSBAND AND WIFE

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 602 ON THE PLAN OF PARKWOOD ESTATES, SECTION 4, OF RECORD IN BOOK 3300, PAGES 79 AND 80, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING WITH A POINT IN THE NORTHERLY MARGIN OF DOVERSIDE DRIVE AT THE COMMON CORNER OF LOTS 601 AND 602; THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHERLY 108.5 FEET TO A POINT AT THE COMMON CORNER OF LOTS 601, 602 AND 603; THENCE WITH THE LINE BETWEEN LOTS 602 AND 603, WESTERLY 102.85 FEET TO A POINT IN THE EASTERLY MARGIN OF HAWKWOOD LANE; THENCE ALONG SAID MARGIN 130.0 FEET IN A SOUTHERLY DIRECTION TO A POINT WHICH IS THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE 39.27 FEET IN A SOUTHEASTERLY DIRECTION TO A POINT IN THE NORTHERLY MARGIN OF DOVERSIDE DRIVE; THENCE ALONG SAID MARGIN 95.0 FEET IN AN EASTERLY DIRECTION TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOAN C. SMITH BY ORDER FROM JOHN MARTIN SMITH OF RECORD IN BOOK 6269, PAGE 466, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

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

BOOK 9573 PG 983

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Sherel E. Cartwright

I. Carl Fairchild

Joan C Smith
JOAN C. SMITH

INDIVIDUAL
STATE OF GEORGIA)
COUNTY OF Fulton)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JOAN C. SMITH, AN UNMARRIED PERSON** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Wkness my hand, at office, this **6th** day of **January, 1995.**

Notary Public

Commission Expiration: 9/13/98

STATE OF TENNESSEE
COUNTY OF Williamson

VALUATION AFFIDAVIT

3180 01/19 0101 03CHECK 267.63

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$69,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

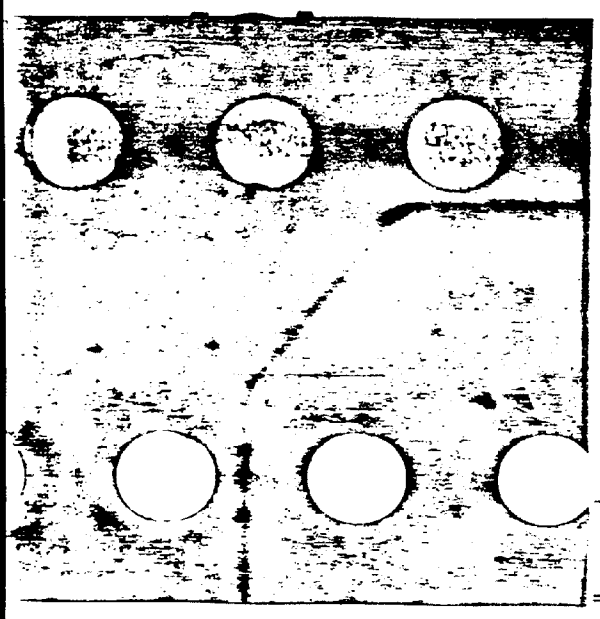
Affiant

Subscribed and sworn to before me this **6th** day of **January, 1995.**

Notary Public

Commission Expiration: 3-22-97

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD. NASHVILLE, TN. 37215	COUNTRYWIDE FUNDING 155 North Lake Avenue Pasadena, CA 91109	3329 DOVERSIDE DRIVE NASHVILLE, TN. 37207 MAP PARCEL NUMBER 50-15-19



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

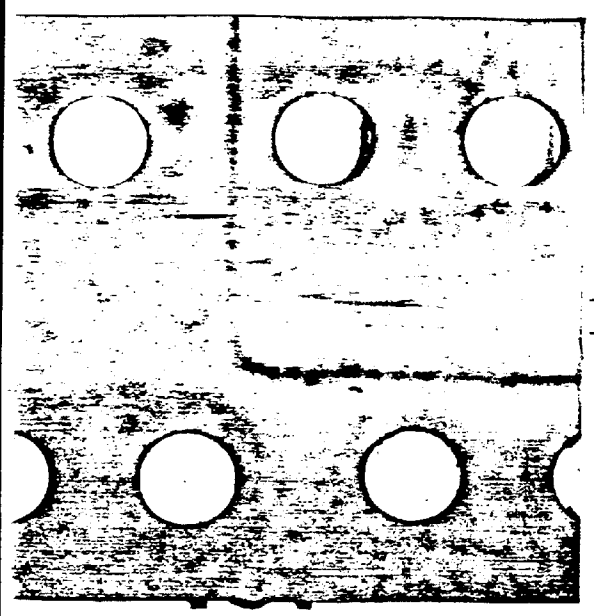
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FOR _____

BOOK 9573 PG 984

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	69900.00
CON TX	258.63
PRFEE	1.00
WDEED	8.00
TOTAL	267.63
CHECK	267.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 3180

26390
IDENTIF. & REFERENCE

95 JAN 19 AM 10:04
REGISTER
DAVIDSON COUNTY, TN.

No. 873004