BOOK 9955 PG 927

WARRANTY DEED

FROM: Ramona S. Fite
Grantor

TO: Calvin W. Fite, Jr.
Grantee

This instrument was prepared by:
Calvin W. Fite, Jr.
Attorney
1606 Cedar Lane
Nashville, TN 37212

Address new Owner as Follows:

1606 Cedar Lane
Nashville, TN 37212

Send Tax Bills To:

Calvin W. Fite, Jr.

Map Numbers
156-00-0

Parcel Numbers
003

Name of Mortgagee:
None

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, Ramona S. Fite, Grantor, has bargained and sold, and by these presents does transfer and convey unto Calvin W. Fite, Jr., Grantee, his heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Tract 1 in a division of the DeMoss Property in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Barry Greer and Associates, dated September 5, 1978, as follows:
>
> Beginning at a point in the easterly margin of the Old Harding Pike over the center of the Harpeth River; thence with the center of the Harpeth River, South 79° 14' East 536.84 feet to a point; thence South 53° 45' East 270 feet to a point; thence South 28° 20' East 463 feet to a point; thence South 07° 10' East 215 feet to the common rear corner of Tracts 1 and 2; thence with the line between said tracts North 70° 13' 45" West 1201 feet to a point in the easterly margin of Old Harding Pike; thence with the margin of the same northwardly 494.67 feet to the point of beginning, containing 12.42 acres, more or less.
>
> Being the same property conveyed to Calvin W. Fite, Jr. and wife, Ramona S. Fite by Deed of Record in Book 5360, page 792, Register's Office of Davidson County, Nashville, Tennessee.

Said property is conveyed subject to the following restrictions:

(1) No mobile home, or homes, shall be located thereon;

(2) The raising or keeping of swine is prohibited; and,

(3) Any redevelopment or redivision of this Tract must be approved by the Metropolitan Nashville and Davidson County Planning Commission and the Metropolitan Nashville and Davidson County Codes Administration.

These restrictions shall run with the land for a period of twenty-five (25) years from November 6, 1978, and be binding on and enforceable by the owners and subsequent owners of this Tract.

This is unimproved property, fronting on Old Harding Pike, Davidson County, 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, his heirs, successors and assigns, forever.

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

The previous lien under the original installment deed (recorded in Book 5360, page 792 Davidson County) has been paid in full and a full release of lien verifying payment in full was recorded on November 16, 1981 in the Register's Office of Davidson County, Tennessee, Book 5819, page 629.

And Grantor does further covenant and bind herself, her heirs, successors, and assigns, to warrant and forever defend the title to the said land to Grantee, his 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 13th day of February, 1996.

Ramona S. Fite
RAMONA S. FITE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Laura L. Daniels, a Notary Public of said County and State, RAMONA S. FITE, 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, at Office, this 13th day of February, 1996.

TAURA L. DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Laura L. Daniels
Notary Public

My Commission Expires NOV 28, 1998

My Commission Expires: _____

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Ramona L. Tate
Affiant

Subscribed and sworn to before me this the 14th day of February, 1996.

TAURA L. DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV 28, 1998

Taura L. Daniels
Notary Public

My Commission Expires: _____

0153059

IDENTIFICATION

96 FEB 23 PM 12:11

DAVIDSON COUNTY, TN.

MAIL ENV.

0837 02/23 0101 03CHECK 12.00