WARRANTY DEED

BOOK 9955 PG 930

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
106

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 3 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 1343.38 feet southerly from a point opposite the center of Harpeth River as measured along the margin of said Pike, being the common corner of tracts 2 and 3; thence with the line between said tracts South 73° 44' 44" East 1214.36 feet to a point in the center of Harpeth River; thence with the center of the same as follows: South 19° 45' West 51.84 feet to a point; thence South 36° 45' West 256 feet to a point; thence South 54° West 322 feet to a point; thence South 80° 30' West 155 feet to a point; thence North 84° 30' West 308 feet to a point; thence South 80° 30' West 379 feet to a point; thence South 64° 35' West 641 feet to a point being the common rear corner of Tracts 3 and 4; thence with the line between said tracts North 31° 10' West 109.84 feet to a point in the southeasterly margin of Old Harding Pike; thence with the southeasterly and easterly margin of said Pike, northeasterly 1294.91 feet to the point of beginning, containing 20.1 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 5967, page 464, Register's Office of Davidson County, Nashville, Tennessee.

This is unimproved property, fronting and on the east side of Old Harding Pike, Davidson County, Nashville, Tennessee.

BOOK 0955 PG 931

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.

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 TENN.

Laura L. Daniels
Notary Public

My Commission Expires: My Commission Expires NOV 28, 1998

BOOK 9955PG932

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Ramona S. Fite
Affiant

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

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

Taura L. Daniels
Notary Public

My Commission Expires NOV 28, 1998

My Commission Expires: _____

0153060

IDENTIFICATION NUMBER

96 FEB 23 PM 12:11

DAVIDSON COUNTY, TN.

MAIL ENV.

0838 02/23 0101 03CHECK 12.00