Bk 58

WARRANTY DEED

BOOK 10070 PG 720

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: January 29, 1998
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd L. Tenpenny (NAME)	First American National Bank (NAME)	MAP 95-7
243 Fairway Drive (ADDRESS)	P.O. Box 290396 (ADDRESS)	PARCEL 112
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37229-0396 (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, Eric F. Fitzgerald and wife, Cammy L Lindsey-Fitzgerald

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Todd L. Tenpenny and wife, Kay M. Tenpenny

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. 37 on the Plan of Merry Oaks, of record in Book 1835, pages 67 and 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric F. Fitzgerald and Cammy L. Lindsey, as tentants in common with the right of survivorship, by deed from C. Kim Thompson and Deborah S. Thompson, both unmarried, of record in Book 8492, page 107, Register's Office for Davidson County, Tennessee.

NOTE: Cammy L. Lindsey having married Eric F. Fitzgerald is also known as Cammy L. Fitzgerald.

The above legal description is the same as used in the prior Deed.

This conveyance is subject to 1996 taxes, prorated and assumed by the Grantees; all matters as shown on the plat of record in Book 1835, pages 67 & 68; restrictive covenants of record in Book 1855, page 377 and Book 1876, page 264, said Register's Office; and any easements located on the premises.

unimproved ( )
This is improved (X) property, known as 243 Fairway Drive, Nashville, TN 37214
(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 31st day of May 19 96

E. F. Fitzgerald

Eric F. Fitzgerald

Cammy L Lindsey Fitzgerald

Cammy L. Lindsey-Fitzgerald

BOOK 10070 PG 721

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 Eric F. Fitzgerald and wife, Cammy L Lindsey-Fitzgerald

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of May 19 96

Commission expires January 25, 1997

Notary Public

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

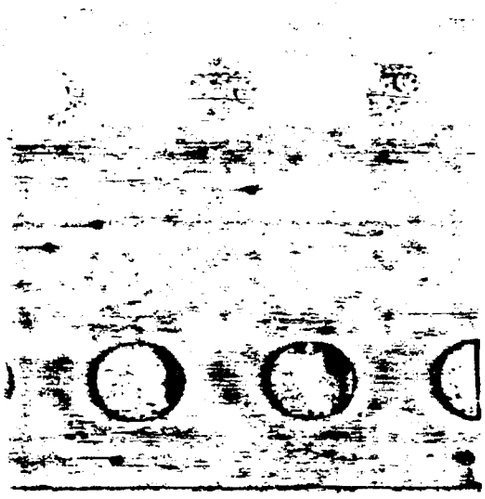
IDENTIFICATION REFERENCE 0188034

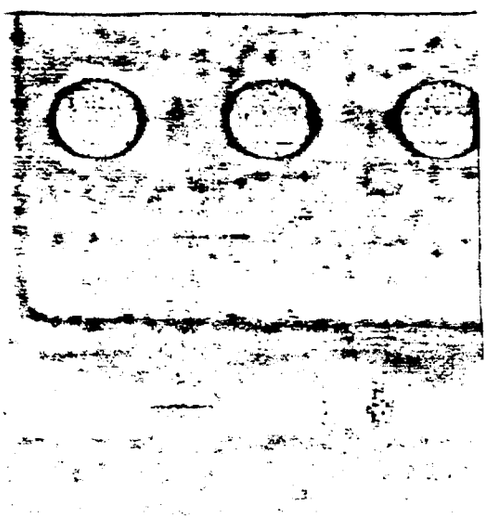
96 JUN -3 PM 1:48

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3380 06/03 0101 03CHECK

203.05





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

RECEIVED OF _____

FOR _____

BOOK 10070 PG 722

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 106500.00
CON TX 394.05
PRFEE 1.00
WDEED 8.00
TOTAL 403.05
CHECK 403.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9380

0188034
IDENTIF. ← REFERENCE

96 JUN -3 PM 1:48
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1046269