David B. Herbert
Ortale, Kelley, Herbert & Crawford
Third Floor, [illegible] Plaza
[illegible] Fourth Avenue North
[illegible] Dl 372-3366

D04436
RB

WARRANTY DEED

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
33-16-231	Gary D. Fitts	Pacific Southwest Bank 4144 N. Central Pkwy.#160 Dallas, TX 75204
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO 0040562
	1109 North Graycroft Ave.	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 10137 PG 392

BOBBY G. SCOTT AND WIFE, NANCY F. SMITH-SCOTT

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GARY D. FITTS and SUE CAROLYN WOODRUFF

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Being Lot No. 2-A on the Zone Lot Division of Lots 1, 2 & 3 of the Plan of Primrose Meadows, Section 4, as of record in Plat Book 6250, page 884, Register's Office for Davidson County, Tennessee.

Being the same proeprty vested in Bobby G. Scott by deed of record in Book 6941, page 290 and Book 7909, page 641, Register's Office Office for Davdison County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 5039, page 481, made applicable in Book 6729, page 775, Register's Office for Davidson County, Tennessee and all zoning regulations, setback lines and easements applicable to the property above referred to and all matters shown on the recorded plan referred to above.

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 the Grantor Covenants with the Grantee, that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1996 taxes, which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 26 day of July, 19 96

Bobby G. Scott
Bobby G. Scott

Nancy F. Smith-Scott
Nancy F. Smith-Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10137 PG 393

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Bobby G. Scott and wife, Nancy F. Smith-Scott

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, the 26th day of July, 19 96

My commission expires

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires May 24, 1997
STATE OF TENNESSEE

Notary Public

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____ the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19 _____.

My commission expires:

Notary Public

IDENTIF. ↑ REFERENCE 0208798

06 JUL 10 AM 11:04
FELIX A. JOHNSON, REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 1996 MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires May 24, 1997
STATE OF TENNESSEE

WARRANTY DEED

FROM
BOBBY G. SCOTT, ET XU

TO
GARY D. FITTS AND
SUE CAROLYN WOODRUFF

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

_____ and _____,

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

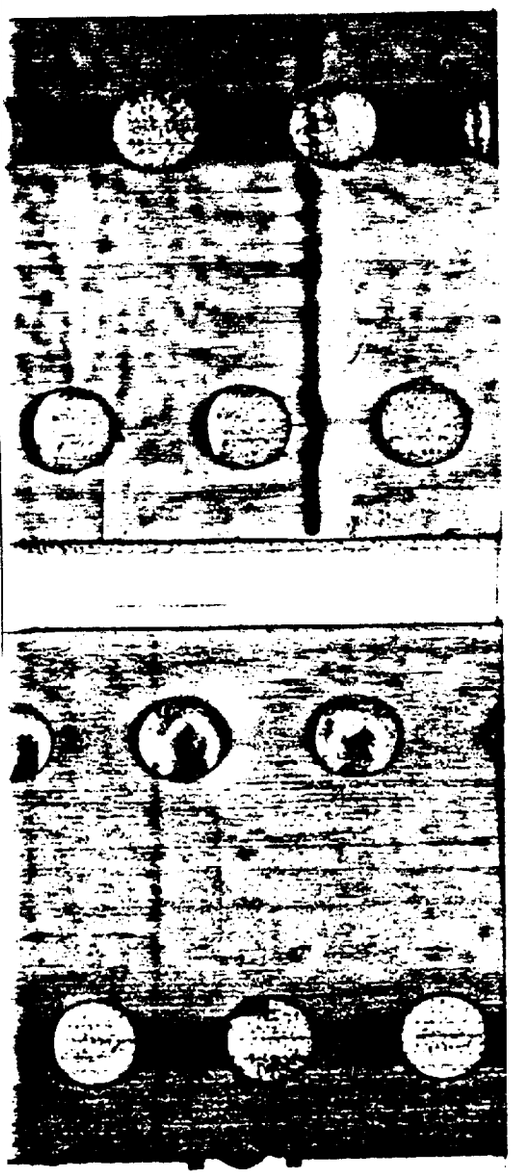
Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 _____.

My commission expires:

Notary Public

96 P 07/30 0101 CHECK

338.30



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

RECEIVED OF _____

FOR _____

BOOK 10137 PG 394

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 89000.00
				CON TX 329.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 338.30
				CHECK 338.30

07/30/96 01 11:06 0001 0869

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0208798
IDENTIF. # REFERENCE

96 JUL 30 AM 11:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1068466