BOOK 10326 PG 670

THIS INSTRUMENT WAS PREPARED BY: **HOWARD M. SKIPWORTH (#012469)**
Attorney at Law
Suite C
3353 Union Hill Road
Post Office Box 489
Joelton, Tennessee 37080

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: JOHN WAYNE FITZGERALD and JAMES WILLIAM FITZGERALD, 7571 Bidwell Road, Joelton, Tennessee 37080

NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: JOHN WAYNE FITZGERALD
JAMES WILLIAM FITZGERALD
7571 Bidwell Road
Joelton, Tennessee 37080

MAP & PARCEL NO: Map 8, Parcel 81

For and in consideration of the sum of Sixty Three Thousand Seven Hundred no/100 Dollars ($63,700.00) cash in hand paid, and good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged I, **LAURA M. FITZGERALD**, a widow, hereinafter referred to as the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **JOHN WAYNE FITZGERALD** and **JAMES WILLIAM FITZGERALD**, their heirs and assigns, hereinafter referred to as Grantees, a fee simple interest in that certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

> Land lying in the First Councilmanic District formally the 14th Civil District of Davidson County, Tennessee, being shown as Tract No. 1 on a survey dated August 5, 1996, made by Jenkins and Jenkins Land Surveying and according to said survey described as follows, to-wit:
>
> BEGINNING at a concrete monument in the westerly margin of Bidwell Road, said point being the common front corner with Mary Alice Aldridge property; thence with Aldridge's line south 63 degrees 11' 55" west 250.06' to an iron pin; thence south 85 degrees 15' 58" west 447.06' to an iron pin; thence north 25 degrees 54' 06" west 144.67' to an iron pin; thence south 71 degrees 14' 52" west 545.34 to an iron pin, said point being the common back corner with Cindy Chambers Denham property; thence south 14 degrees 24' 17" east 380.09' to an iron pin; thence south 40 degrees 42' 43" west 82.88' to an iron pin; thence south 71 degrees 44' 09" east 53.95' to an iron pin; thence north 40 degrees 28' 27" east 86.95' to an iron pin; thence south 75 degrees 55' 11" east 362.13' to an iron pin; thence north 35 degrees 20' 21" east 126.07' to an iron pin; thence south 78 degrees 52' 09" east 635.00' along the northern boundary of tract 2 to an iron pin in the westerly

margin of Bidwell Road, said point being the common front corner with C.W. and Laura M. Fitzgerald's property as of record in Deed Book 8255, page 412; thence along the westerly margin of Bidwell Road, north 4 degrees 23' 13" east 686.20' to the point of beginning, containing 13.95 acres more or less.

Being a part of the property conveyed to C.W. Fitzgerald and wife, Laura M. Fitzgerald by deed from Vernon L. Hanks, et ux of record in Book 1730, page 505, Register's Office for Davidson County, Tennessee; said C.W. Fitzgerald since deceased.

This is improved property known as 7631 Bidwell Road, Joelton, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **JOHN WAYNE FITZGERALD** and **JAMES WILLIAM FITZGERALD**, their heirs and assigns, forever; and Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind her heirs, successors and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular 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 duly executed this Warranty Deed on this the 31st day of December, 1996.

Laura M. Fitzgerald
LAURA M. FITZGERALD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $63,700.00.

Laura M. Fitzgerald
LAURA M. FITZGERALD

Subscribed and sworn to before me this the 31st day of Dec., 1996.

Sherrill Spann
NOTARY PUBLIC AT
My commission expires: 6-6-2000

97 JAN 23 AM 8:21
PICK-UP
REGISTER
DAVIDSON COUNTY, TN.

97 01/23 0101 03CHECK 248-69

0266190
IDENTIF. # REFERENCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **LAURA M. FITZGERALD,** 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.

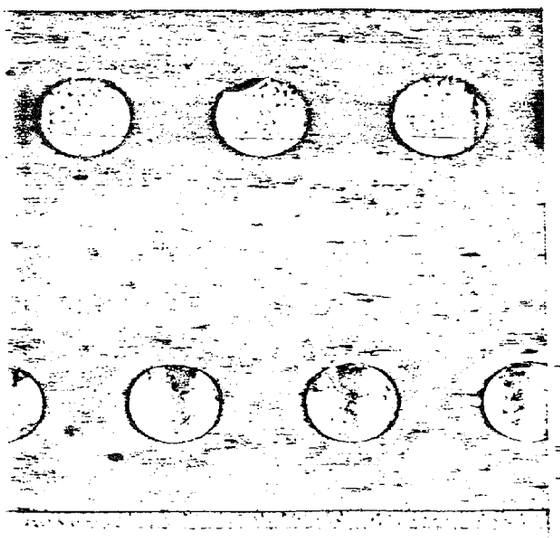
WITNESS my hand and official seal at office at Goodlettsville, on this the 31st day of Dec, 1996.

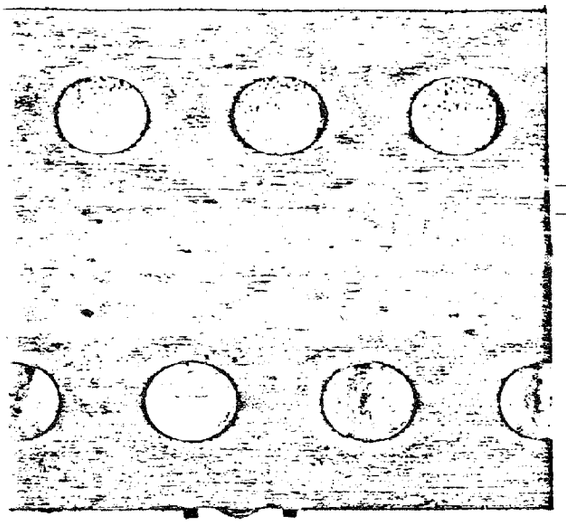
Sherrie Spann
NOTARY PUBLIC

My commission expires:

4-6-2000

NOTARY PUBLIC AT LARGE





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

RECEIVED OF _____

FOR _____

BOOK 10326 PG 673

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 63700.00
CON TX 235.69
PRFEE 1.00
WDEED 12.00
TOTAL 248.69
CHECK 248.69

01/23/97 01 08:23 0001 6987

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0266190
IDENTIF. # REFERENCE

97 JAN 23 AM 8:21
REGISTER
DAVIDSON COUNTY, TN.

No. 1108969