

STATE OF TENNESSEE }
COUNTY OF ~~DAVISON~~ } CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICH-
EVER IS GREATER, FOR THIS TRANSFER IS \$ 2,650.00

FILED FOR RECORD FEBRUARY 3, 1975, at 2:00 O'CLOCK P.M.

Ronald M. [Signature]
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF July, 1974.

J. Quinn Ellis
Notary Public

MY COMMISSION EXPIRES: 7-10-75
(AFFIX SEAL) (NOTARY SEAL)

THIS INSTRUMENT WAS PREPARED BY					
Robertson, Stinnett & Coss, Attys., P.C., Ashland City, Tennessee 37015					
NAME			ADDRESS		
ADDRESS NEW OWNER (S) AS FOLLOWS:			SEND TAX BILLS TO:		MAP-PARCEL NUMBERS
Richard Fitzgerald et al.			Same		
(NAME)			(NAME)		
(STREET ADDRESS OR ROUTE NUMBER)			(STREET ADDRESS)		
(CITY)	(STATE)	(P. O. ZIP)	(CITY)	(STATE)	(ZIP)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Fred B. Shipman and wife,
Brenda R. Shipman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Fitzgerald and
Thomas C. Fitzgerald

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN the 9th Civil District of Cheatham
DAVISON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Tract No. 22 of the J. E. Gibbs property, Section I, as shown on plat of record in Plat Book 1, page 88, Register's Office for Cheatham County, Tennessee, to which record reference is here expressly made.

BEING the same property conveyed to Fred B. Shipman by deed from Lizzie Gibbs, a widow, of record in Book 147, page 355, Register's Office for Cheatham County, Tennessee.

Fred Gibbs certifies that he is the true and lawful holder and owner of a certain note described in and secured by vendor's lien retained in deed of record in Book 147, page 355, Register's Office for Cheatham County, Tennessee, and he joins in this conveyance for the sole purpose of releasing the above described real estate from the lien of said instrument.

unimproved ()
This is improved () property, known as _____
(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 hands this 11th day of July, 1974

Fred B. Shipman
Brenda R. Shipman
Fred E. Shipman

STATE OF TENNESSEE }
Davidson County
Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for
said County and State, the within named Fred B. Shipman and wife,
Brenda R. Shipman AND
Fred Gibbs

the bargainor s, with whom I am personally acquainted, and who acknowledged that they
executed the within instrument for the purposes therein contained. Witness my hand and official seal at
Ashland City, Tennessee, this 11th day of July 1974

Commission expires 7-10-75
Jamie Ellis
Notary Public (NOTARY SEAL)

STATE OF TENNESSEE }
Davidson County

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 (his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____
and _____ respectively of the _____

the within named bargainor, a corporation, and that (he) as such _____
(they)
and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM

FRED B. SHIPMAN et ux

TO

RICHARD FITZGERALD, et al.

STATE OF TENNESSEE }
CHEATHAM COUNTY:

Office of the Register: 2-3, 1975
I, BETTY J. ROSS, Cheatham County Register do
certify that the foregoing instrument and certificate
were received in my office at 2:00 o'clock
P. M., on 2-3, 1975, entered in
Note Book H, Page 54, and recorded
in Book No. 175, Page 137. The following
amounts were paid under Receipt No. 11205.

STATE TAX DEEDS: \$ 6.76
STATE _____ : \$ _____
PROBATE FEE : \$ 1.50
RECORDING FEE : \$ 4.00
TOTAL \$ 11.26

Betty J. Ross
Register

Attorneys Title Company

Titles Guaranteed
NASHVILLE, TENN.

