

FILED FOR RECORD APRIL 1, 1977, at 9:00 O'CLOCK A.M.
WARRANTY DEED

Nashville

| | | | | | |
|--|-----------------------|-------------------|--|--|--------------------|
| ADDRESS NEW OWNER (S) AS FOLLOWS: | | SEND TAX BILLS TO | | | MAP-PARCEL NUMBERS |
| Thomas C. Fitzgerald (NAME) | | Same (NAME) | | | 66-5200 |
| Davidson Road (STREET ADDRESS OR ROUTE NUMBER) | | (STREET ADDRESS) | | | |
| Ashtand City, Tennessee (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | | | | |

For and in Consideration of the sum of Two Thousand Five Hundred and 00/100-----
DOLLARS

STATE OF TENNESSEE }
CHEATHAM COUNTY: }

Office of the Register 4-1-1977
I, BETTY J. ROSS, Cheatham County Register do
certify that the foregoing instrument and certificate
were received in my office at 9:00 o'clock
A.M. on 4-1-1977 entered in
Deed Book H Page 242 and recorded
in Book 189 Page 42. The following
amounts were paid under Record No. 3396
SEARCHED 6.50
SERIALIZED 1.50
PROBATE 1.50
RECORDING FEE 6.00
TOTAL: 13.00
Betty J. Ross
Register

Richard Fitzgerald and Thomas C. Fitzgerald

..... have bargained and sold, and by these presents do transfer and convey unto
the said Thomas C. Fitzgerald and wife Mary Sue Fitzgerald

..... and their heirs and assigns, a certain tract or parcel of
land in ~~Davidson~~ ^{Cheatham} County, State of Tennessee, described as follows, to-wit:

A tract of land located in the 9th C.D. of Cheatham County, Tennessee and bounded as follows: BEGINNING at a stake in the west margin of Davidson Road, the southeast corner of tract # 22, the northeast corner of tract # 26 of the J.E. Gibbs property, Section 1 as recorded in Plat Book 1 page 88 R.O.C.C.; thence leaving the margin of Davidson Road and following the south boundary line of tract # 22 north 86 deg. W. a distance of 235.00' to a point, the southwest corner of tract # 22; thence following the west boundary line of said tract north 17 deg. 30' W. a distance of 161.22' to a point in said boundary line; thence leaving said boundary line and following a new line south 86 deg. east a distance of 354.46' to a point in the west margin of Davidson Road; thence following the west margin of said road south 19 deg. 40' W. a distance of 87.82' to a point in the margin of said road road; thence south 33 deg. 15' W. a distance of 75.00' to point of beginning, contains 1.03 acres, more or less.

Being a portion of that property known as tract # 22 of the J.E. Gibbs property, Section I, as recorded in Plat Book 1 page 88 R.O.C.C. ALSO a portion of that property conveyed from Fred B. Shipman and wife Brenda R. Shipman to Richard Fitzgerald and Thomas C. Fitzgerald as recorded in Deed Book 175 page 135 on February 3, 1975 R.O.C.C. Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is \$ 2,500.00

Subscribed and sworn to before me, this the 15th day of March 19 77 Affiant

My commission expires: 2-14-79 *Mary J. Stringer* (NOTARY SEAL)
(Affix Seal) Notary Public

RETURN TO:
JIM WALTER HOMES, INC.
P. O. BOX 22601
TAMPA, FLORIDA 33622

unimproved (X)
This is improved () property, known as Davidson Road, Ashland City, Tennessee in Cheatham Co.
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the improvements, estate, title and interest thereto belonging to the said Richard Fitzgerald and father Thomas C. Fitzgerald

and their heirs and assigns, forever.

And do covenant with the said Thomas C. Fitzgerald & wife Mary Sue Fitzgerald, and their that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Richard Fitzgerald and Thomas C. Fitzgerald
do further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said Thomas C. Fitzgerald & wife Mary Sue Fitzgerald, and their heirs and assigns against the lawful claims of all persons whomsoever.
Witness their hands this 15th day of March, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

[Handwritten signatures]

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 Richard Fitzgerald and Thomas C. Fitzgerald

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 Nashville, Tennessee, this 15th day of March, 19 77

Mary L. Stanger Notary Public.

Commission Expires 2-14-79

(NOTARY SEAL)

STATE OF }
COUNTY OF

Personally appeared before me, a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

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

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged..... self to be..... of the

....., the within named bargainor, a corporation, and that he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by..... self as.....

Witness my hand and seal, at office in....., this..... day of....., 19.....

Notary Public

Commission Expires.....