This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 00283206

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BOOK 10568 PG 459

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Libretti	**Southeastern Mortgage of Tenn**	Map 108-4
(NAME) **1036 Fitzpatrick Road**	(NAME) **115 29th Avenue South**	Parcel 188
(STREET ADDRESS OR ROUTE NUMBER) **Nashville, Tennessee 37214**	(STREET ADDRESS) **Nashville, Tennessee 37212**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Stephen M. Fritz and wife, Jill Susan Fritz *have this day bargained and sold, and do hereby transfer and convey unto the said* **John Libretti and Terry Libretti** *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Lot No. 352 on the Plan of Larchwood Section Seven, of record in Plat Book 6900, page 274, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Stephen M. Fritz and wife, Jill Susan Fritz by deed from Richard A. Erwin and wife, Sheila G. Erwin, of record in Book 9297, page 869, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $ 122,000.00

Subscribed and sworn to before me this the 6th *day of* August *19* 97

Affiant

My commission expires: 3-3-99

Notary Public

VALERIE D. WRIGHT NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN

This is unimproved ( ) property, known as 1036 Fitzpatrick Road, Nashville, TN 37214 *improved (X)*
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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.

Witness our hand this 17th *day of* July *, 19* 97 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Stephen M. Fritz

Jill Susan Fritz

STATE OF N.C.
COUNTY OF Guilford

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Personally appeared before me, June S. McMurray, a Notary Public in and for said County and State, Stephen Fritz and Jill Fritz, the within named bargainor ____, 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 NationsBank Guilford College Banking Ctr., this 17 day of July, 1997.

NOTARY PUBLIC
OFFICIAL SEAL
JUNE S. McMURRAY
GUILFORD COUNTY, NC
My Commission Expires ____

June S. McMurray
Notary Public

My Commission Expires: April 18, 1999

STATE OF N.C.
COUNTY OF Guilford

Before me, June S. McMurray, a Notary Public of the State and County aforesaid, personally appeared Stephen Fritz and Jill Fritz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 official seal, at office in NationsBank Guilford College, this 17 day of July, 1997.

June S. McMurray
Notary Public

My Commission Expires: April 18, 1999

Encumbrances:

1. Taxes for 1997 and all subsequent years.

2. Restrictive Covenants contained in an instrument of record in Book 7216, page 574, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

3. Subject to all matters shown on the Plan of record in Book 6900, page 274, in said Register's Office.

4. Sanitary sewer easement of record in Book 6592, page 366, said Register's Office.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WARRANTY DEED

FROM

TO

033731U
IDENTIF. & REFERENCE

97 AUG 14 AM 8:32
FELIA ... REGISTER
DAVIDSON COUNTY, TN.

6638 08/14 0101 03CHECK 460.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10568 PG 461

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

CAM.T
122000.00
CON TX 451.40
PRFEE 1.00
WDEED 8.00
TOTAL 460.40
CHECK 460.40
08/14/97 01 08:35 0001 6638

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

033737O
IDENTIF. # REFERENCE

97 AUG 11 AM 8:32
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No.1186205