Box17

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, TN 37064

Map & Parcel # 117-07-80

Instr:200004190039176 Page: 1 OF 3
REC'D FOR REC 04/19/2000 12:38:50PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1620.60

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
AmSouth Bank	Ralph W. Fitzgerald	AmSouth Bank
2050 Parkway Office	3401 Benham Avenue	
Circle	Nashville, TN 37215	
Birminham, AL 35244		

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, ZERFOSS RESIDENCE TRUST, ACTING BY AND THROUGH ITS TRUSTEE, ELIZABETH LESLIE FRYER, has bargained and sold and by these presents does transfer and convey unto RALPH W. FITZGERALD and AGATHA S. FITZGERALD, husband and wife, their heirs and assigns forever, the following described property, to wit:

Land lying in the Seventh Civil District of Nashville, Davidson County, Tennessee, being Lots 187 & 188 and a portion of Lot 227 on the Plan of Noel's Subdivision of Watkins Grove as of record in Book 547, page 156, Register's Office for said County, and being further described as follows:

Beginning at a iron pin (N) on the southwest corner of the right-of-way of Stokes Lane and Benham Avenue; thence with the westerly right-of-way of Benham Avenue S 01° 47' 46" W - 341.63' to an iron pin (O) and and being the northeastern corner of property owned by John R. Brackman & Celeste Waterman (D.B. 9082, page 635); thence leaving Benham Avenue and running with the northern line of said Brackman/Waterman property N 88° 16' 52" W - 200.07' to an iron pin (O); thence, continuing with Brackman/Waterman parcel S 01° 47' 46" W - 32.90' to an iron pin (N) and being the northeastern corner of property owned by Louis M. Miles (D.B. 8590, page 890); thence with northerly line of Miles property N 64° 23' 35" W - 49.70' to an iron pin (O) and being the southeast corner of property owned by Post Apartment Homes, L.P. (D.B. 9423, page 137); thence running along the eastern line of said Post Apartment Home Property N 08° 05' 39" E - 414.48' to an iron pin (N) in the southerly right-of-way of Stokes Lane; thence running with the southerly right-of-way of Stokes Lane S 72° 14' 16" E - 208.10' to the point of beginning and containing 1.93 acres, more or less, according to a survey prepared by Kevin A. Edmonson, RLS No. 1515, Registered Land Surveyor, dated January 25, 2000.

Being the same property in which Thomas Bowman Zerfoss, Sr. and Kate Savage Zerfoss created a tenancy in common by a Quitclaim Deed of record in Book 6931, page 763, Register's Office for Davidson County, Tennessee. Being the same property in which the interest of Kate Savage Zerfoss was transferred to Elizabeth Leslie Fryer as Trustee of the Residence Trust established under Article V of the Kate Zerfoss Will of record in Will Book 162, page 677, Probate Court Clerk's Office of Davidson County, Tennessee. Being the same property in which the interest of Thomas Bowman Zerfoss, Sr. was transferred to Elizabeth Leslie Fryer as Trustee of the Residence Trust established

under Article V of the Thomas Bowman Zerfoss, Sr. Will of record in Will Book 164, page 107, Probate Court Clerk's Office of Davidson County, Tennessee. Being the same property in which the Residence Trust under the Kate Zerfoss Will was merged with the Residence Trust under the Thomas Zerfoss Will and redefined as the Zerfoss Residence Trust under an Affidavit of Heirship and Declaration of Trust of record in Book 8044, page 24, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees, their heirs and assigns, that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey same, and that said property is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2000 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown on the Plan of Noel Subdivision of Watkins Grove record in Book 547, page 156, Register's Office of Davidson County, Tennessee.

3. Agreement for dedication of easement and sanitary sewers and/or storm drainage of record in Book 4159, page 28, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signature, this the 14th day of April, 2000.

ZERFOSS RESIDENCE TRUST

BY: Elizabeth Leslie Fryer, Trustee
ELIZABETH LESLIE FRYER, TRUSTEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELIZABETH LESLIE FRYER, TRUSTEE, the bargainor, 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 seal, at office, on this 14th day of April, 2000.

My Commission Expires:
1/30/2001

Notary Public

DONNA L. SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $438,000.00.

Ralph A. Fitzgerald
Affiant

Sworn to and subscribed before me on this the 14th day of April, 2000.

Notary Public

My Commission Expires:
1/30/2001

DONNA L. SAVAGE * NOTARY PUBLIC AT LARGE * WILLIAMSON CO., TENN.