[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Robert John Spader and wife,	Pulte Mortgage Corp	
Jeanice Marie Spader	7475 S. Joliet Street	MAP: 096-16-0
3358 Percy Priest Drive	Englewood. CO 80112	
Nashville, TN 37214		PARCEL: 003.00

This instrument prepared by: Roger K. Smith, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 00-12-10460

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **Edward D. Fitzgerald, Jr., unmarried,** (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto, **Robert John Spader and wife, Jeanice Marie Spader,** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

BEGINNING on the northerly margin of Percy Priest Drive at the corner of Lots Nos. 2 and 3; thence with the line between said two lots, northerly 166.5 feet to the southerly right-of-way of interstate Highway I-40 to a point said point being the southerly margin of I-40, thence with said margin 4.14 feet more or less to a point; thence in an westerly direction 105 feet more or less, to a point in the northeasterly boundary of Lot No. 2; thence with said lot line 30.6 feet more or less to a concrete monument; thence in a southeasterly direction with said boundary line 133.9 feet to a point in the northerly margin of Percy Priest Drive; thence in a westerly direction 80.00 feet to a point in the northerly margin of Percy Priest Drive.

Being the same property conveyed to Edward D. Fitzgerald, Jr. by Warranty Deed from Roger L. Graham and wife, Sandra E. Graham, of record in Book 7046, page 696, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Taxes for the year 2001 and subsequent years,

2. Plan of record in Plat Book 3600, page 45, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 3642, page 478, Register's Office for Davidson County, Tennessee.

This is improved property known as 3358 Percy Priest Drive, Nashville Tennessee 37214.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me this 29th day of December, 2000.

Notary Public

My Commission Expires: 9/25/01

ROGER K. SMITH NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 01/03/01 10:03 2pgs
Fees:11.00 Taxes:370.00

20010103-0000828

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of December, 2000.

Edward D. Fitzgerald, Jr.

STATE OF Tennessee}
COUNTY OF Davidson}

On this 29th day of **December,** 2000, before me personally appeared **Edward D. Fitzgerald, Jr.,** to me known to be the persons who executed the foregoing instrument and acknowledged that **he** executed the same as **his** free act and deed

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of **December,** 2000.

Notary Public

My Commission Expires: 9/23/01