Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 2001. Notary Public MY COMMISSION EXPIRES: 10-25-2003 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JIMMY A. DUNCAN, ATTORNEY AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY MARGARET SMITH	**SAME**	**081-03-0 160.00**
(NAME) **2216 14TH AVENUE NORTH**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37208**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, ROBERT L. FITZGERALD, BEING THE SOLE HEIR AT LAW OF ANNIE FITZGERALD** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **MARY MARGARET SMITH, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot Number 1 in Shankland's Resubdivision of Lot Number 7 in the Subdivision of Lot Number 33 in Owens Buena Vista Plan of Lots as of record in Book 57, page 26, R.O.D.C. fronting 50 feet on the easterly side of Fourteenth Avenue North (or Nance Street) and runs back between parallel lines along the margin of Adams Street, more or less, one hundred and seventeen feet to an alley.

Being the same property conveyed to Annie Fitzgerald from Robert L. Fitzgerald, by Quitclaim Deed of record as Instrument No. 20010207-0011891, Register's Office for Davidson County, Tennessee. The said Annie Fitzgerald having since died intestate, leaving as her sole heir at law, Robert L. Fitzgerald.

See Affidavit of Heirship being recorded simultaneously herewith as Instrument No. 20010622000664 54 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions and conditions of record which may affect said property.

Davidson County DEEDWARR
Recvd: 06/22/01 15:34 2pgs
Fees:11.00 Taxes:92.50
20010622-0066455

Unimproved ( )
This is improved(X) property, known as 2216 14TH AVENUE NORTH, NASHVILLE, TN 37208
(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 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 my hand(s) this 21 day of JUNE, 2001.

WITNESS

ROBERT L. FITZGERALD

STATE OF VIRGINIA

COUNTY OF HENRICO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROBERT L. FITZGERALD**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at CHESTERFIELD Co., Virginia this 21 day of JUNE, 2001.

My Commission expires: 6-30-02

Notary Public

NOTARY PUBLIC VIRGINIA CHESTERFIELD CO.