WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/14/01 12:31 2pgs
Fees:13.00 Taxes:714.10

20010814-0087668

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires January 25, 2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July, 2001.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Ryan Fitzwater (NAME)	PHH Mortgage Services (NAME)	MAP
526 Woodhurst Drive (ADDRESS)	3000 Leadenhall Road (ADDRESS)	PARCEL
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Janice B. Gill, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Ryan Fitzwater and wife, Katherine Sauter Fitzwater

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 48 in the Plan of Hillview Estates, as of record in Book 3600, Page 89, Register's Office for Davidson County, Tennessee.

BEGINNING on the northerly margin of Woodhurst Drive at the corner of Lots Nos. 48 and 49; thence with the line between said two lots northerly 145.49 feet to the corner of Lot Nos. 47 and 48; thence with the line between said two lots, westerly 171.9 feet to the easterly margin of San Marcos Drive; thence with the same, southerly 97.86 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, southeasterly 38 feet to the northerly margin of Woodhurst Drive; thence with the same easterly 136.28 feet to the beginning.

Being the same property conveyed to Joe Gill and wife, Janice B. Gill by deed from Chester W. Crane and wife, Leola B. Crane of record in Book 4417, Page 535, Register's Office for Davidson County, Tennessee.
Joe Gill now being deceased.

This conveyance is subject to taxes for the year 2001 and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 526 Woodhurst Drive, Nashville, Tennessee 37211
(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 and 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 this ____ day of ____

Janice B. Gill

Janice B. Gill

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 Janice B. Gill, a widow

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 official seal at Brentwood, Tennessee, this 31 day of July, 2001.

Commission expires _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public