WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 11/26/01 14:13 3pgs
Fees:18.00 Taxes:555.00

20011126-0128528

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Randall H Alexander
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF November, 2001

Bertie J Whitaker
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-7456-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall H. Alexander (NAME)	Bank of America, N.A. (NAME)	MAP 8
7631 Bidwell Road (ADDRESS)	2059 Northlake Parkway (ADDRESS)	PARCEL 81
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (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, John Wayne Fitzgerald*and James William Fitzgerald and wife, Helen Mae Fitzgerald *and wife, Ima Jean Fitzgerald

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall H. Alexander and wife, Christi R. Alexander

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 lying in the First Councilmanic District formally the 14th Civil District of Davidson County, Tennessee, being shown as Tract No. 1 on a survey dated August 5, 1996, made by Jenkins and Jenkins Land Surveying and according to said survey described as follows, to-wit:

BEGINNING at a concrete monument in the westerly margin of Bidwell Road, said point being the common front corner with Mary Alice Aldridge property; thence with Aldridge's line south 63 degrees 11' 55" west 250.06" to an iron pin; thence south 85 degrees 15' 58" west 447.06' to an iron pin; thence north 25 degrees 54' 06" west 144.67' to an iron pin; thence south 71 degrees 14' 52" west 545.34 to an iron pin, said point being the common back corner with Cindy Chambers Denham property; thence south 14 degrees 24' 17" east 380.09' to an iron pin; thence south 40 degrees 42' 43" west 82.88' to an iron pin; thence south 71 degrees 44'09" east 53.95' to an iron pin; thence north 40 degrees 28' 27" east 86.95' to an iron pin; thence south 75 degrees 55' 11" east 362.13' to an iron pin; thence north 35 degrees 20' 21" east 126.07' to an iron pin; thence south 78 degrees 52' 09" east 635.00' along the northern boundary of tract 2 to an iron pin in the westerly margin of Bidwell Road, said point being the common front corner with C.W. and Laura M. Fitzgerald's property as of record in Deed Book 8255, Page 412; thence along the westerly margin of Bidwell Road, north 4 degrees 23' 13" east 686.20' to the point of beginning, containing 13.95 acres more or less.

Being the same property conveyed to John Wayne Fitzgerald and James William Fitzgerald by deed from Laura M. Fitzgerald, a widow of record in Book 10326, Page 670, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7631 Bidwell Road, Joelton, TN 37080
(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 19th day of November, 2001

John Wayne Fitzgerald

James William Fitzgerald

Ima Jean Fitzgerald

Helen Mae Fitzgerald by: James W Fitzgerald P.O.A.

By James W. Fitzgerald, Attorney-in-fact

DCTN01WC

James W. Fitzgerald executes this instrument as Attorney-In-Fact on behalf of Helen Mae Fitzgerald, pursuant to the Power of Attorney being recorded by Instrument Number 20011126-0128527 in the Register's Office for Davidson County, Tennessee.

James William Fitzgerald being one and the same person as James W. Fitzgerald.

Ima Jean Fitzgerald and Helen Mae Fitzgerald joins in this conveyance to relinquish any and all right, especially marital rights, which they may have in said property by virtue of their marriage to John Wayne Fitzgerald and James William Fitzgerald.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Wayne Fitzgerald and Ima Jean Fitzgerald and James William Fitzgerald the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 19th day of November, 2001

My Commission Expires:_____

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ respectively _____ and _____ of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized to do so, 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 in _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of November, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared James W. Fitzgerald to me known to be the person who executed the foregoing instrument in behalf of Helen Mae Fitzgerald, and acknowledged that he executed the same as the free act and deed of the said Helen Mae Fitzgerald.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 19th day of November, 2001.

My Commission Expires:_____

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

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

_____
Notary Public

My Commission Expires:_____