WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/02 13:59 2pgs
Fees:13.00 Taxes:481.00

20020305-0027507

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

MACY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert B. Rogers (NAME)	Columbia National Incorporated (NAME)	MAP 017-00
6217 Lickton Pike (ADDRESS)	P. O. Box 3050 (ADDRESS)	PARCEL 121
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Columbia, MD (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, James A. Fite and wife, Laurie L. Fite

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert B. Rogers

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, described as follows:

BEGINNING at a point, in the center of Lower Walker Creek Road; thence with the center of Lower Walker Creek Road, N. 37 degrees 30 minutes 00 seconds E. 243.00 feet to the center of Lickton Pike; thence N. 85 degrees 00 minutes 00 seconds W. 272.00 feet; thence S. 78 degrees 45 minutes 00 seconds W. 235.00 feet; thence S. 35 degrees 15 minutes 00 seconds W. 357.10 feet; thence N. 86 degrees 00 minutes 00 seconds W. 257.00 feet; thence N. 67 degrees 30 minutes 00 seconds W. 145.00 feet; thence N 55 degrees 45 minutes 00 seconds W. 42.00 feet to the point of beginning containing 3.01 acres more or less.

BEING the same property conveyed to James A. Fite and wife, Laurie L. Fite by Warranty Deed from Dan Ousley and wife, Sue Ousley of record in Book 9039, page 105, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 6217 Lickton Pike, Goodlettsville, TN 37072
(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 our hand s this 21st day of February, 2002

James A Fite
James A. Fite

Laurie L. Fite
Laurie L. Fite

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 James A. Fite and wife, Laurie L. Fite

the bargainor s 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 21st day of February, 2002.

Commission expires _____

Notary Public

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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