Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan Fite** hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Thomas E. Hutchinson** (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estates located in DAVIDSON, State of Tennessee, and being described as follows, to-wit:

See Exhibit A

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 22 **day of MARCH, 2002.**

Susan Fite
SUSAN FITE

Davidson County DEEDWARR
Recvd: 03/25/02 14:12 3pgs
Fees:18.00 Taxes:784.40
20020325-0036053

STATE Of Tennessee
COUNTY Of Williamson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, **Susan Fite,** whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 22nd **day of** March **2002.**

Lola A. Taylor
Notary Public
My Commission expires: 02-22-2004

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:
February 22, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$212,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of March 2002.

Notary Public
My Commission expires: July 24, 2004

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Map and Parcel: 132-01-48.00

Address of New Owner:
4029 Albert Drive
Nashville, TN 37204

Send Tax Bills To:

Same

6020054

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee. described as follows to-wit:

Being Lot No. 157 on the Plan of Rolling meadows, as recorded in Plat Book 1424, Page 98 and 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 157 fronts 101.0 feet on the easterly side of Albert Drive and runs back 251.5 feet on the northerly line and 249.7 feet on the southerly line to a line in the rear measuring 101.0 feet thereon.

Being the same property conveyed to Susan Fite, an unmarried person, from Albert J. Bart and wife Dawn M. Bart by Warranty Deed dated December 27, 2001 and recorded January 18, 2002 in Instrument No. 20020118-0007706, Register's Office for Davidson County.

This conveyance is subject to all matters of record in Plat Book 1424, Pages 98 and 99, Register's Office for Davidson County.

This conveyance is subject to is made subject to all zoning regulations, building restrictions, easements, rights of public utilities, or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).