WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Thompson (NAME)	Fifth Third Mortgage Company (NAME)	MAP 83-01
1132 Sharpe Avenue (ADDRESS)	250 W. Main Street (ADDRESS)	PARCEL 359
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Lexington, KY 40507 (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, Daryl Fitzgerald and wife, Stephanie L. Fitzgerald

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith Thompson and wife, Heidi Thompson

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 Part of Lot No. 23 on the Plan of J. B. Hancock's East End Addition of recordin Book 57, page 133, Register's Office for Davidson County, Tennessee, and further described as follows:

Said Lot No. 23 fronts 48 feet on Sharpe Avenue and runs back between lines measuring 135.74 feet east and 136.83 feet west to a dead line measuring 48 feet thereon.

Being the same property conveyed to Daryl Fitzgerald and wife, Stephanie L. Fitzgerald by deed from Marty Rainone, a married person, of record in Book 9511, page 274, said Register's Office.

The prior deeds of record erroneously referred to this property as being all of Lot No. 23.

This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 57, page 133, said Register's Office.

Davidson County DEEDWARR
Recvd: 05/07/02 13:17 2pgs
Fees:13.00 Taxes:314.50
20020507-0056150

unimproved ( )
This is improved (X) property, known as 1132 Sharpe Avenue, Nashville, Tennessee 37206
(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 6th day of May 2002

Daryl Fitzgerald

Stephanie L. Fitzgerald

Stephanie L. 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 Daryl Fitzgerald and wife, Stephanie L. 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 Nashville, Tennessee, this 6th day of May, 2002.

Commission expires _____

_____
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