PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 05/24/02 11:31 4pgs
Fees:23.00 Taxes:103.60
20020524-0063491

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **April, 2002, by and between JOHN WAYNE FITZGERALD, A MARRIED MAN, and JAMES WILLIAM FITZGERALD, A MARRIED MAN, hereinafter called Grantors, and CHRISTOPHER S. WHITE, UNMARRIED, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JOHN WAYNE FITZGERALD, A MARRIED MAN, and JAMES WILLIAM FITZGERALD, A MARRIED MAN, Grantors, do hereby bargain, sell, transfer and convey unto CHRISTOPHER S. WHITE, UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 7601 BIDWELL ROAD, JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IMAJEAN
~~IMOGENE~~ **FITZGERALD, wife of JOHN WAYNE FITZGERALD, and HELEN MAE FITZGERALD, wife of JAMES WILLIAM FITZGERALD, the Grantors herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.**

WITNESS the hands and seals of Grantors on the day and year first above written.

JOHN WAYNE FITZGERALD
Signature of Seller

~~Imogene~~ Fitzgerald, Spouse
IMA JEAN

JAMES WILLIAM FITZGERALD
Signature of Seller

Helen Mae Fitzgerald, Spouse

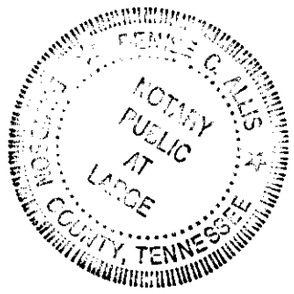
INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN WAYNE FITZGERALD, JOINED BY HIS WIFE, IMA JEAN FITZGERALD,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **26th** day of **April, 2002.**

Notary Public

My Commission Expires: My Commission Expires May 30, 2004



INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES WILLIAM FITZGERALD, JOINED BY HIS WIFE, HELEN MAE FITZGERALD,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **26th** day of **April, 2002.**

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

Name and Address of Property Owner:

CHRISTOPHER S. WHITE, UNMARRIED

7601 BIDWELL ROAD
JOELTON, TN 37080

Property Address:

7601 BIDWELL ROAD
JOELTON, TN 37080

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 8, PARCEL 165

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$28,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **April, 2002.**

Notary Public

My Commission Expires: _____

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND lying in the First Councilmanic District formally the 14th Civil District of Davidson County, Tennessee, being shown as Tract No. 2 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 an iron pin in the westerly margin of Fitzgerald (Bidwell) Road, said point being the common front corner, with Tract No. 2; thence South 4 degrees 23' 13" West 12.45' to a point; thence South 8 degrees 15' 35" West 138.30' to a concrete monument; thence North 75 degrees 56' 42" West 695.99' 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' to the point of beginning, containing 2.04 acres more or less.

Being the same property conveyed to JOHN WAYNE FITZGERALD, A MARRIED MAN, and JAMES WILLIAM FITZGERALD, A MARRIED MAN, by Deed from LAURA M. FITZGERALD, of record in BOOK 10326, PAGE 678 Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 8, PARCEL 165).

2. Easement for septic tank and underground disposal system, of record in Book 4854, page 607, said Register's Office.

3. Unrecorded easements for roads and utilities, if any.