WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 4-28-06
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 28, 2004

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 405 Two Mile Pike, Suite C, Goodlettsville, TN 37072-1859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SUWANNEE PROPERTIES, LLC	SAME	MAP 72-14
(NAME) 4704 Dakota Ave	(NAME)	PARCEL 272
(ADDRESS) Nashville TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(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, PATRICIA ANN FISK, SOLE HEIR AT LAW OF MARY ELIZABETH KITTRELL, DECEASED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SUWANNEE PROPERTIES, LLC, 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:

BEING Lot No. 6 on the G. A. Pickup Subdivision of Plot No. 1 of the Old Cahal and Northview Avenue, East Nashville, Property described as follows:
Beginning at the northwest corner of Lot No. 5 continuing South 123.5 feet to a dead line; thence east on the dead line 70 feet to a corner of Lot No. 7; thence North in parallel lines 123.5 feet to Emerson Avenue; thence west on Emerson Avenue 70 feet to the starting point.

Being the same property conveyed to Mary Elizabeth Kittrell to create a tenancy by the entirety in George B. Kittrell and wife, Mary Elizabeth Kittrell by deed of record in Book 5015, page 521, and originally vested in George B. Kittrell by deed of record in Book 2904, page 43, Register's Office for Davidson County, Tennessee; the said George B. Kittrell having predeceased Mary Elizabeth Kittrell and the said Mary Elizabeth Kittrell having died on August 22, 2002 an unmarried person; and pursuant to the Affidavit of Heirship filed in Instrument No. 20020823-0102157, Register's Office for Davidson County, Tennessee; the property vests in her only child Patricia Ann Fisk as sole heir at law of Mary Elizabeth Kittrell.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is __ unimproved OR __improved property, known as 1610 EMERSON STREET, NASHVILLE, TN 37216
(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 5th day of September, 2002.

Davidson County DEEDWARR
Recvd: 09/09/02 12:18 2pgs
Fees:13.00 Taxes:110.63
20020909-0108839

Patricia Ann Fisk
PATRICIA ANN FISK

STATE OF NORTH CAROLINA

COUNTY OF Haywood

Before me, the undersigned, a Notary Public, in and for the said County and State, PATRICIA ANN FISK the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 9/5/2002.

Commission expires: Feb 9, 2007

Reba W. Stanley

Notary Public

