Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Michael A. Fish
7108 Somerset Farms Drive
Nashville, Tennessee 37221

MORTGAGEE:
1st Trust Bank for Savings
P. O. Box 17257
Memphis, TN 38187-0257

Davidson County DEEDWARR
Recvd: 10/03/02 08:47 2pgs
Fees:13.00 Taxes:595.05
20021003-0120489

SEND TAX BILL TO:
Mortgagee

MAP **141-7**
GROUP **B**
PARCEL **10**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John Ruggiero and wife, MaryAnn Ruggiero,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Michael A. Fish and wife Jordanna R. Fish**, hereinafter called the "GRANTEE", 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 Lot No. 10 of Plan of Section One Somerset Farms Subdivision, of record in Plat Book 7900, page 357, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to John Ruggiero and wife, MaryAnn Ruggiero by deed from Glenn D. Hoback and wife, Catherine Hoback of record in Book 11286, page 453, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Real property taxes for 2002 have been prorated between the parties and will be paid by the Grantors herein. This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 7108 Somerset Farms Drive, Nashville, Tennessee 37221.

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, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hands this the 27th day of September, 2002.

John Ruggiero

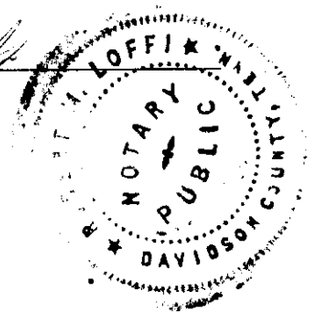
MaryAnn Ruggiero

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John Ruggiero and wife, MaryAnn Ruggiero**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of September, 2002.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $160,825.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of September, 2002.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 9/25/2004