File Box 9-B
First Title & Escrow Co., Inc.
#19380

**Prepared by and after Recording Return To:**
**Title Enterprise Service Company, LLC.**
**320 Seven Springs Way, Suite 150**
**Brentwood, TN 37027**
2021089

Davidson County DEEDWARR
Recvd: 10/16/02 10:08 3pgs
Fees:18.00 Taxes:381.10
20021016-0127067

# WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leanne Hamilton*** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Leigh Fitts, unmarried and Samuel Fitts, Jr. and wife, Melissa Mabrey** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

*unmarried

SEE ATTACHED EXHIBIT "A"

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

The undersigned covenant 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 and any such encumbrances and set forth in Exhibit A .

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 10th day of October, 2002.

**Leanne Hamilton**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Leanne Hamilton** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged 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 10th day of October, 2002

Notary Public

My Commission Expires: _____

G. THOMAS STROUD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires May 29, 2003

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $103,000.00 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 10th day of October, 2002.

Notary Public

My Commission Expires: _____

C. THOMAS STROHM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires May 29, 2003

MAP AND PARCEL NUMBERS: 116-03-0-A-34.00CO

**ADDRESS NEW OWNER:**
Leigh Fitts
Samueal Fitts, Jr. and Melissa Mabrey
4505 Harding Road Unit 23W
Nashville, TN 37205

SEND TAX BILLS TO THE SAME ADDRESS

EXHIBIT A

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

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 23W on the plan of Royal Oaks Tower Condominium Apartments, of record in Book 4460, page 189, as corrected by Surveyor's Certificate of Correction of record in Book 4725, page 756, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Leanne Hamilton from Betty J. Hamilton by Quitclaim Deed dated October 27, 1995 and recorded November 6, 1995 in Book 9851, page 882, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 4710, page 901 and Book 4798, page 813; and all matters of record on plat in Book 4460, page 189, corrected in Book 4728, page 756, Register's Office for Davidson County.

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).

10-10-02

(2021089.PFD/2021089/3)