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

Return to:
Company
Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Stina Fitch
1810 Eastside Ave.
Nashville, Tennessee 37206

Davidson County DEEDWARR
Recvd: 01/14/03 08:21 2pgs
Fees:13.00 Taxes:182.97
20030114-0005508

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wells Fargo Home Mortgage, Inc.
4456 Corporation Lane
Virginia Beach, VA 23462

MAP	94
GROUP	2
PARCEL	123

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mildred W. Davis and Gloria W. Luttrell, as Co-Trustees of the Woodroof Family Trust** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Stina Fitch and Garry J. Fitch,*** 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: * wife and husband

Land in Davidson County, Tennessee, being Lot No. 139 of United Electric Railway Addition to East Nashville of record in Plat Book 161, page 8, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being part of the same property conveyed to the Grantors by deed from Gloria W. Luttrell and Mildred W. Davis, Co-Executrixes of the Estate of Hettie Woodroof, deceased of record in Book 7115, page 912, 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.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 1810 Eastside Ave., Nashville, Tennessee 37206.

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, GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", 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 my hand this the 27th day of December, 2002.

Mildred W. Davis, Trustee

Mildred W. Davis, Trustee

Gloria W. Luttrell, Trustee

Gloria W. Luttrell, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mildred W. Davis and Gloria W. Luttrell, Co-Trustees of Woodroof Family Trust**, 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 December, 2002.

Rebecca T. Garland

NOTARY PUBLIC

REBECCA T. GARLAND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $49,450.00.

AFFIANT

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

Rebecca T. Garland

Robert M. Lohr Rebecca T. Garland

NOTARY PUBLIC

My Commission Expires: ~~9/25/2004~~ 5/29/05