THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/06/03 16:07 2pgs
Fees:13.00 Taxes:210.90
20030306-0030091

ADDRESS NEW OWNER:
Joanna F. Fitzpatrick
133 Lane Drive
Mt. Juliet, Tennessee 37122

MORTGAGEE:
Bank of the South
2745 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map and Parcel
75-8-A-26 CO

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 of which is hereby acknowledged, **I, Charles A. Rowlett,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joanna F. Fitzpatrick, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to wit:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit Number 130, in a Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominiums, as of record in Book 6250, page 627, and amended in Book 6727, page 762, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles A. Rowlett, by quitclaim deed from Jeff Rowlett, as of record in Instrument Number 20030306-0030090 Register's Office for Davidson County, Tennessee.

Irene Rowlett, wife of Charles A. Rowlett is not required to sign said Warranty Deed since property being conveyed is not the marital residence.

This is improved property known as 130 Brooke Castle Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6519, page 739; Book 7570, page 312; Book 7866, page 374; Book 6250, page 627; Book 5727, page 762; and Book 6519, page 747; easements, covenants and conditions as shown on the plan of record in Plat Book 6250, page 627 and amended in Plat Book 6727, page 762, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 28th day of February, 2003.

CHARLES A. ROWLETT

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

Witness my hand and official seal at Mt. Juliet, Tennessee, this 28th day of February, 2003.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10-26-03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$57,000.00**

AFFIANT

Subscribed and sworn to before me
this 28th day of February, 2003.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10-26-03