WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,900.00

William A. Willey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2003.

Beth Triplett
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Willey	CTX Mortgage Company	42-16-51
(NAME)	(NAME)	
113 Peggy Street	801 94th Avenue North	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	St. Petersburg, FL 33702	
(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, Earl Bryan Fitzpatrick and wife, Amy M. Fitzpatrick, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Willey unmarried, 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. 29 on the Plan of Finnland Heights, Part Two, of record in Book 1424, Page 7, Register's Office for said County, as follows: BEGINNING at a point on the easterly margin of PEGGY STREET, the common corner of Lots NO. 29 and 30; thence, with the line between said Lots, easterly 112 feet to the westerly margin of L & N Railroad right of way; thence, with the line of said right of way, southwardly 157.5 feet to the northerly margin of Woodruff Street; thence, with the margin of the same, westwardly 66.8 feet to the beginning of a curve; thence, along said curve, nothwestwardly 43.8 feet to the easterly margin of Peggy Street; thence, with the margin of the same, northwardly 153.5 feet to the beginning.

Being the same property conveyed to Earl Bryan Fitzpatrick and Amy M. Fitzpatrick, by deed of record in Book 7442, Page 733, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 113 Peggy Street, Madison, TN 37115
(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.

Davidson County DEEDWARR
Recvd: 06/05/03 11:43 2pgs
Fees:13.00 Taxes:306.73

20030605-0077598

Witness my/our hand(s) this 21st day of April, 2003.

Earl Bryan Fitzpatrick

Amy M. Fitzpatrick

STATE OF TENNESSEE

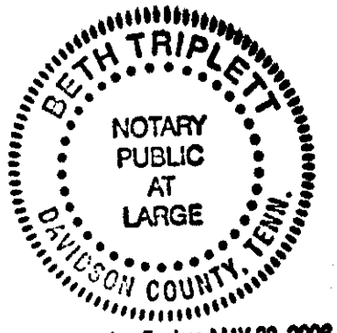
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earl Bryan Fitzpatrick and wife, Amy M. Fitzpatrick with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of April, 2003.

Commission expires: May 28, 2006

Notary Public



My Commission Expires MAY 28, 2006