This instrument prepared by:
Andrew P. and Allison M. Zaro Fitzgerald
501 Delancey Street, #309
San Francisco, CA 94107

Davidson County DEEDWARR
Recvd: 11/14/03 09:16 2pgs
Fees:12.00 Taxes:0.00

20031114-0166451

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
Andrew P. and Allison M. Zaro Fitzgerald
501 Delancey Street, #309
San Franciso, CA 94107

MAIL TAX STATEMENT TO:
Andrew P. and Allison M. Zaro Fitzgerald
501 Delancey Street, #309
San Franciso, CA 94107

MAP PARCEL NUMBERS:
Map: 129-12-0
Parcel: 048.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Allison Zaro Fitzgerald and husband, Andrew Penn Fitzgerald have this day bargained and sold, and do hereby transfer and convey unto the said Allison Marie Zaro Fitzgerald and Andrew Penn Fitzgerald, Trustees, or their successors in trust, under the Fitzgerald Family Living Trust, dated October 6, 2003, and any amendments thereto, as community property, Grantees herein, their successors and assigns, certain real estate in Davidson County, Tennessee as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 265 ON THE PLAN OF SECTION 1, WARNER PARK VALLEY OF RECORD IN BOOK 3600, PAGE 12, 13, AND 14 (AMENDED IN BOOK 3766, PAGE 351) REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 265, WHICH IS A CORNER LOT, FRONTS 96.0 ON THE WESTERLY MARGIN OF PERCY WARNER BOULEVARD AND FRONTS 97.0 FEET ON THE BROKEN NORTHERLY MARGIN OF ST. HENRY DRIVE, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 39.3 FEET, AND EXTENDS BACK 121.13 FEET ON THE WESTERLY LINE AND 122.62 FEET ON THE NORTHERLY LINE, TO A POINT OF INTERSECTION.

Being the same property conveyed to Allison Zaro Fitzgerald and husband, Andrew Penn Fitzgerald by Warranty Deed from Steve L. Grissim and wife, Stacey A. Edwards Grissim of record as Instrument No. 20030714-0097610 said Register's Office.

This is improved property known as 1015 Percy Warner Boulevard, Nashville, Tennessee 37205

The Fitzgerald Family Living Trust, dated October 6, 2003 is a Revocable Living Trust.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 hand this 3rd day of November, 2003, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Allison Zaro Fitzgerald

Andrew Penn Fitzgerald

ACKNOWLEDGMENT

STATE OF California)
COUNTY OF San Francisco) ss

Personally appeared before me, HEATHER STONEMAN, a Notary Public in and for said County and State, **Allison Zaro Fitzgerald** and **Andrew Penn Fitzgerald** the within named bargainor, individual(s), 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 within instrument for the purposes therein contained.

Given under my hand and official seal of office at San Francisco, CA this 31st day of November, A.D., 2003.

NOTARY STAMP/SEAL

HEATHER ROSE STONEMAN
Comm. # 1428701
NOTARY PUBLIC - CALIFORNIA
City & County of San Francisco
My Comm. Expires July 4, 2007

NOTARY PUBLIC
Notary Commission Expires: 7/4/2007

AFFIDAVIT OF VALUE

STATE OF California)
COUNTY OF San Francisco)

The actual consideration or value whichever is greater, for this transfer is $ 0

Subscribed and sworn to before me this the 3rd day of November, 2003

(Affix Seal)

Affiant

Notary Public
My Commission Expires: 7/4/2007

HEATHER ROSE STONEMAN
Comm. # 1428701
NOTARY PUBLIC - CALIFORNIA
City & County of San Francisco
My Comm. Expires July 4, 2007