Prepared by:
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Attorney at Law
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Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/03/03 14:19 2 pgs
Fees:13.00 Taxes:476.19

20031203-0173970

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $128,700.00

Barbara Gardner
Affiant

Subscribed and sworn to before me, this 21st day of November 2003.

Rosemary P Smithson
Notary Public
My commission expires: 8/11/07

ROSEMARY P. SMITHSON NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Joshua Fykes	Columbia National Incorporated	113-13/73
533 Inwood Drive	7142 Columbia Gateway Dr	
Nashville, TN 37211	Columbia, MD 21046-2132	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Robert G. Bobbitt and wife Heather C. Bobbitt hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Joshua Fykes and wife Tiffany Fykes hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 106, on the Plan of Section 1, Abbay Hall, as shown on plat of record in Plat Book 2331, page(s) 18, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 106 fronts 81.3 feet on the southerly margin of Inwood Drive and runs back 190.0 feet on the westerly margin and 192.5 on the easterly margin to a broken line in the rear, measuring 81.3 feet thereon.

Being the same property conveyed to Robert G. Bobbitt and wife, Heather C. Bobbitt by Deed of record in Book 7821, Page 57, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) The dower, curtesy, homestead, community property, or other statutory marital rights, if any, of the spouse of any individual insured. 2) Rights or claims of parties in possession not shown by the public records. 3) Easements, or claims of easements, not shown by the public records. 4) Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey should show. 5) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. 6) Taxes for the year 2004, a lien, which are not yet due and payable. Tax Parcel No. 113-13/73 7) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq. 8) All matters shown on Plat recorded in Book 2331, page 18. 9) Restrictions as contained in Book 2345, page 514.

This property is improved property known as 533 Inwood Drive, Nashville, Tennessee 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 21 day of November, 2003.

Robert G. Bobbitt

Heather C. Bobbitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert G. Bobbitt and Heather C. Bobbitt, the bargainor(s), 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 purposes therein contained.

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

Notary Public

NANCY E. SWYSTUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission expires: 1/27/07

My Commission Expires JAN. 27, 2007

FILE NO: 04179