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

ADDRESS NEW OWNER:
Dale Fitzwater
2204 Burbank Ave.
Nashville, Tennessee 37210

SEND TAX BILL TO:
First Horizon Home Loan Corp
1555 W. Walnut Hill LN.
#200 MC 6712
Irving, TX 75038

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 12/04/03 14:16 2pgs
Fees:13.00 Taxes:277.50
20031204-0174700

MAP	119
GROUP	1
PARCEL	218

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 and sufficiency of which are hereby acknowledged, **Ralph Cruze and wife, Chaney Cruze** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Dale Fitzwater**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. (30) on the Map of First Mortgage and Bond's Company's Subdivision, showing certain changes in part of Block B, Overhill City, of record in Plat Book 843, page 28, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot fronts Forty-eight and one-half (48 1/2) feet on the easterly side of Burbank Avenue and runs back between parallel lines, One hundred Thirty-Eight and seven tenths (138.7) feet to a dead line.

Being the same property conveyed to Ralph Cruze and Chaney Cruze by deed from Grace Boone, a widow of record in Instrument no. 20030731-0108921, 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 2004 and subsequent years.

This is improved property known as 2204 Burbank Ave., Nashville, Tennessee 37210.

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", his heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his 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 our hands this the 25th day of November, 2003.

Ralph Cruze

Chaney Cruze

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ralph Cruze and Chaney Cruze**, 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 25th day of November, 2003.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $75,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of November, 2003.

NOTARY PUBLIC

My Commission Expires:
5-27-07

NOTARY PUBLIC AT LARGE