Davidson County DEEDWARR
Recvd: 03/01/04 14:11 2pgs
Fees:13.00 Taxes:529.10

20040301-0022997

This Instrument Was Prepared By:

Hugh W. Entrekin, Esq.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $143,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of February 2004.

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: March 6, 2006

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Tricia Boerger 1805 Brookmeadow Lane Hermitage, TN 37076	SAME	64-16-D-33

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Michael L. Fitts and wife, Vanessa L. Fitts**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Tricia Boerger, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 240 on the Plan of Truxton Park, Section One, a Planned Unit Development, Plat of record in Instrument No. 200010260106272, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael L. Fitts and wife, Vanessa L. Fitts by deed of record in Instrument No. 20010430-0043038, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. Taxes for 2004 and all subsequent years, a lien not yet due and payable.
2. Any and all restrictions and easements of record.

This is ( ) unimproved (X) improved property known as: 1805 Brookmeadow Lane, Hermitage, TN 37076

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise

herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 20th day of February, 2004.

By: Michael L. Fitts
By Brenda Toscano
attorney in fact
Michael L. Fitts

By: Vanessa L. Fitts
By Brenda Toscano
attorney in fact
Vanesa L. Fitts

STATE OF Tennessee
COUNTY OF Davidson

On this 20th day of February, 2004, before me personally appeared Brenda Toscano to me known to be the person described in and who executed the foregoing instrument on behalf of Michael L. Fitts, as per the Power of Attorney signed by Michael L. Fitts of record in Instrument No. 20040301-0022995, Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same by her free act and deed on behalf of said Michael L. Fitts.

Witness my hand and official seal.

Notary Public

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

My Commission Expires: March 6, 2006

STATE OF Tennessee
COUNTY OF Davidson

On this 20th day of February, 2004, before me personally appeared Brenda Toscano to me known to be the person described in and who executed the foregoing instrument on behalf of Vanessa L. Fitts, as per the Power of Attorney signed by Vanessa L. Fitts of record in Instrument No. 20040301-0022995, Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same by her free act and deed on behalf of said Vanessa L. Fitts.

Witness my hand and official seal.

Notary Public

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

My Commission Expires: March 6, 2006