This Instrument Prepared By:

First Volunteer Title
of Tennessee, Inc.
1411 West Main Street Ste C
Lebanon, TN 37087

ADDRESS NEW OWNER:
Bobby Fugate, II
4700 Ashley Way
Hermitage, TN 37076

MORTGAGEE:
National City Mortgage
520 Eastern Bypass
Richmond, KY 40475

Davidson County DEEDWARR
Recvd: 03/18/04 10:39 2pgs
Fees:13.00 Taxes:331.15

20040318-0030800

SEND TAX BILL TO:
Owner

MAP 76
GROUP
PARCEL 5/169

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, **Michael Alan Brown, Jr., unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Bobby Fugate, II, a single person** hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 17, on the Plat of Ashley Place, of record in Plat Book 7900, Page 123, as amended by Certification of Correction of record in Book 8307, page 219, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael Alan Brown, Jr. And Leslie Tennille Lawson, both unmarried, by Warranty Deed from Kathleen A. Osborne, unmarried, of record in Book 9996, page 488, Register's Office, Davidson County, Tennessee and Being the same property conveyed to Michael Alan Brown, Jr., unmarried by Quit Claim deed from Leslie Tennille Brown, f/k/a Leslie Tennille Lawson, dated May 11, 1999, of record in Book 11485, Page 325, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4700 Ashley Way, Hermitage, Tennessee 37076.

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", its successors and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is 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; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors 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 27th day of February, 2004.

Michael Alan Brown, Jr.

STATE OF Tennessee)
COUNTY OF Wilson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael Alan Brown, Jr., unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of February, 2004.

CHRISTIE SPECK BIRDWELL
NOTARY PUBLIC

CHRISTIE SPECK BIRDWELL NOTARY PUBLIC AT LARGE WHITE CO. TENN.

My Commission Expires: 3-22-2005

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $89,500.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of February, 2004.

CHRISTIE SPECK BIRDWELL
NOTARY PUBLIC

CHRISTIE SPECK BIRDWELL NOTARY PUBLIC AT LARGE WHITE CO. TENN.

My Commission Expires: 3-22-2005