Box 56

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

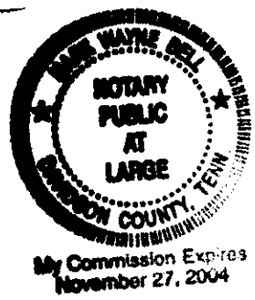
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $117,500.00

Affiant

Subscribed and sworn before me this the 22nd of March, 2004.

Notary Public
My commission expires:



Davidson County DEEDWARR
Recvd: 03/23/04 16:08 2pgs
Fees:13.00 Taxes:434.75



20040323-0032895

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Fitzsimons	NEW OWNER	150-8-123
1221 Huntingboro Ct		
Antioch, TN 37013		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, A. L. Hodges, a married person, and Michael E. Phipps, a married person, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael Fitzsimons and Elizabeth M. Fitzsimons, husband and wife, as Tenants by the Entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 459, as shown on the map entitled Phase I, Somerset, of record in Plat Book 6900, page(s) 690 and 691, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to A. L. HODGES AND MICHAEL E. PHIPPS, by deed from COUNTRYWIDE HOME LOANS, INC., of record as Instrument No. 20030815-0118013, dated August 11, 2003, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 1221 Huntingboro Ct, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with 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, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 22nd of March, 2004.

A. L. Hodges by Michael E. Phipps his Attorney in Fact
A. L. Hodges
By Michael E. Phipps, his Attorney-In-Fact

Michael E. Phipps
Michael E. Phipps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael E. Phipps, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd of March, 2004.

My commission expires:

Notary Public

MARK WAYNE BELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires November 27, 2004

State of Tennessee
County of Davidson

On this 15th day of March, 2004, before me, the undersigned Notary Public in and for said County and State, personally appeared Michael E. Phipps with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of A. L. Hodges, by Specific Power of Attorney dated March 11, 2004, and who acknowledged that he executed the same as the free act and deed of A. L. Hodges.

Witness my hand and official seal of office this 22nd day of March, 2004.

My Commission Expires:

Notary Public

MARK WAYNE BELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires November 27, 2004