THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
04TN02525

Davidson County DEEDWARR
Recvd: 05/28/04 14:12 2pgs
Fees:13.00 Taxes:1248.75
20040528-0063165

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Rick Kitts and wife,	Franklin American Mortgage	64-3-A-052.00
Carolyn Kitts	501 Corporate Centre Drive, Ste. 400	
112 Shute Circle	Franklin, TN 37067	
Old Hickory, Tennessee 37138		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Roger L. Lancina and wife, Wilma R. Lancina, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rick Kitts and wife, Carolyn Kitts, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 217 on the Plan of Resubdivision of Lot No. 308 and Common Area, Phase one, Section 1, Revised Plat of Brandywine Pointe, as of record in Book 7900, page 568, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Roger L. Lancina and wife, Wilma R. Lancina from Ray H. Bass and wife, Billie L. Bass by deed dated 11/30/99 and recorded in Book 11766, page 567, said Register's Office.

This is improved property known as: 112 Shute Circle, Old Hickory, Tennessee 37138

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 and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 26th day of May, 2004.

Roger L. Lancina

Wilma R. Lancina

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roger L. Lancina and Wilma R. Lancina with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 26th day of May, 2004.

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

My Commission Expires: 03/06/06

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $337,500.00.

Affiant

Subscribed and sworn to before me this 26th day of May, 2004.

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

My Commission Expires: 03/06/06