THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

LYNDA L. KING NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,950.00
Cheryl Mote
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 2004
Lynda L. King
Notary Public
MY COMMISSION EXPIRES: 5/21/07
(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Teresa Fitzgerald | ~~Home Financial~~ SunTrust Mortg. | MAP 147-7-B |
| (NAME) | (NAME) | |
| 4958 Edmondson Pike #C-16 | P.O. Box 79041 | PARCEL 16 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Baltimore, md. 21279-0041 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Sherry Williams and Patricia Franklin and Peggy Bell and Jill McDonald

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teresa Fitzgerald

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit number C-16, Parcel 16 inWoodlea Place Townhouses, as of record in Book 5050, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Sherry Williams, Patricia Franklin, Peggy Bell and Jill McDonald by deed from Elizabeth W. Williams, of record in Book 8793, page 409, said Register's Office. In that deed, Elizabethg W. Williams reserved unto herself a life estate. The said Elizabeth W. Williams has since died.

This property is not now and has never been the residence of any of the grantors.

Davidson County DEEDWARR
Recvd: 06/17/04 10:37 2pgs
Fees:13.00 Taxes:277.32
20040617-0071686

unimproved ( )
This is improved ( X ) property, known as 4958 Edmondson Pike #C-16, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hand s this 3rd day of June, 2004

Sherry Williams by Jill McDonald Attorney-in-Fact — Peggy Bell

Sherry Williams

Patricia Franklin — Jill McDonald

Patricia Franklin

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Franklin and Peggy Bell and Jill McDonald

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June, 2004.

Commission expires 1-26-07

Notary Public

**STATE OF TENNESSEE**
**Davidson County**

**On this** 3 **day of** June 2004. **personally appeared before me,** JILL McDONNM, **with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of** Sherry Williams **and is authorized by them to execute this instrument on their behalf, as their free act and deed.**

**Witness my hand, at office, this** 3 **day of** June 2004.

NOTARY PUBLIC AT LARGE

**Notary Public**

**My commission expires:** 1-26-07