WARRANTY DEED

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,500.00

Georgette R Kennedy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September 2004.

Notary Public

MY COMMISSION EXPIRES: 7/25/2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA TITLE AND ESCROW, INC, 1802 Williamson Court Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jared Clauss	Countrywide Home Loans, Inc.	128-120-A-031.00 CO
(NAME) 320 Old Hickory Blvd. #606	(NAME) 3011 Armory Dr., Ste. 120	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37204	
(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, Ashley Hunt Fitz F/K/A Ashley A. Hunt, Married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jared Clauss, 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:

A certain condominium apartment in Davidson County, TN, described as Unit No. 31, Building 6, of Eagle Ridge at the Reserve Condominiums, a Condominium, a Horizontal Property Regime, located at Old Hickory Boulevard, Nashville, TN, as shown on the plat of Section 4, Phase 1A, Eagle Ridge at the Reserve Condominiums, Condominium apartments, recorded as Exhibit "A" to the Master Deed which is recorded in Instrument No. 20020417-0047840, and described in Master Deed of record in Instrument No. 20011011-0110875, as subsequently supplemented, all in the Register's Office for Davidson County, TN, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Eagle Ridge at the Reserve Condominiums, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20011011-0110875, as subsequently supplemented, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Ashley A. Hunt (now Fitz) by Deed from Eagle Ridge at the Reserve, LLC, A Tennessee Limited Liability Co., dated December 12, 2002, of record in Instrument No. 20021212-0153695, Register's Office for Davidson County, Tennessee.

Michael Fitz joins in this conveyance for the sole purpose of conveying any and all interest he may have in and to said property.

unimproved

This is improved ✓ property, known as 320 Old Hickory Blvd. #606, Nashville TN., 37221
(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 my hand this 24th day of September 2004.

Davidson County DEEDWARR
Recvd: 09/28/04 14:46 2pgs
Fees:13.00 Taxes:712.25
20040928-0116760

Ashley Hunt Fitz
Ashley Hunt Fitz (f/k/a Ashley A. Hunt)

Michael Fitz

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashley Hunt Fite, Michael Fite, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 24th day of September, 2004.

NOTARY PUBLIC

My Commission Expires: 11/24/07