BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#17488-1

The actual consideration or value, whichever is greater, for this transfer is **$ 30,000.00** .

Barbara Jean Fitts
Affiant

Subscribed and sworn to before me, this the 12th day of October, 2004.

Notary Public

My commission expires: 4/10/05
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Barbara Jean Fitts	**SunTrust Mortgage, Inc.**	**MAP 095-04-0, PARCEL 071.00**
2514 Crossfield Drive	**P. O. Box 79041**	
Nashville, TN 37214	**Baltimore, MD 21279-0041**	

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,

Barbara Fitts and Teresa Tronson, individually, as Devisees under the Last Will and Testament of Irene A. Morgan, and Marion W. Kelley, as Executrix of the Last Will and Testament of Irene A. Morgan

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

Barbara Jean Fitts, unmarried

HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 8 on the Plan of Eva-Mor Heights Subdivision, as of record in Book 1424, Page 149, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Floyd Morgan and wife, Irene A. Morgan, by Warranty Deed from Charles T. Cantrell and wife, Mildred Cantrell, of record in Book 2909, Page 615, Register's Office for Davidson County, Tennessee. The said Floyd Morgan died February 21, 19 92, leaving Irene A. Morgan as surviving tenant by the entirety. The said Irene A. Morgan died December 25, 2003, leaving a Last Will and Testament which was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, under Case No. 04P-268, a copy of said Will appearing of record as Volume 5576, 1402210, in the office of the Clerk of said Court (the "Will"). Pursuant to the provisions of the said Will, the property is vested to Barbara Fitts and Teresa Tronson, the daughters of Irene A. Morgan, a one-half (1/2) interest each.

BARBARA Fitts being one and the same person as Barbara Jean Fitts.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **2514 Crossfield Drive, Nashville, TN 37214** .

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 convenant 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.

NOTWITHSTANDING the above, Marion W. Kelley, in her capacity as Executrix of the Last Will and Testament of Irene A. Morgan, shall have no liability or responsibility for the above recited warranty of title, the said Marion W. Kelley, in her capacity as Executrix of the Last Will and Testament of Irene A. Morgan, has joined in the execution of this Deed for the purposes of (a) expressing the consent of the said Estate to the sale of the above described property and (b) conveying any interest in the property which might be vested in her as Executrix or otherwise held by the Estate of Irene A. Morgan.

Davidson County DEEDWARR
Recvd: 10/19/04 14:50 2pgs
Fees:13.00 Taxes:111.00
20041019-0125721

Witness my/our hand(s) this **12th** day of **October, 2004.**

Barbara Fitts

Barbara Fitts, as Devisee
under the Last Will and Testament of Irene A. Morgan

Teresa Tronson

Teresa Tronson, as Devisee
under the Last Will and Testament of Irene A. Morgan

Marion W Kelley Executrix

Marion W. Kelley, Executrix of the Last Will and Testament of Irene A. Morgan

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 **Barbara Fitts,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **October, 2004.**

Notary Public

My Commission Expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05

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 **Marion W. Kelley, as Executrix of the Last Will and Testament of Irene A. Morgan,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **October, 2004.**

Notary Public

My Commission Expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05

PROVINCE OF BRITISH COLUMBIA)
CITY OF NANAIMO)

Personally appeared before me, the undersigned, a Notary Public in and for said Province and City, the within named **Teresa Tronson,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nanaimo, British Columbia, this 13th day of **October, 2004.**

Notary Public

My Commission Expires: N/A

PROVINCE OF BRITISH COLUMBIA

Norman B. Evans
Evans & Company
BARRISTERS & SOLICITORS
Box 40, 182 Memorial Ave
Parksville, BC V9P 2G3
Office (250) 248-5748