Recorded Book

Davidson County DEEDWARR
Recvd: 12/13/04 16:00 2pgs
Fees:13.00 Taxes:351.50

20041213-0148066

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $95,000.00

Affiant

Subscribed and sworn to before me this ... day of ...

Notary Public
My Commission Expires:

NOTARY PUBLIC AT LARGE

DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Raymond S. Fitzgerald	Franklin American Mortgage Company	071-04-0-014.00
145 Gordon Terrace	501 Corporate Centre Drive	
Nashville, TN 37207	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Equity Trust Company, Custodian FBO Edward W. Meek, IRA 34139**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Raymond S. Fitzgerald and Anita L. Fitzgerald, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the easterly 60 feet of the westerly 95 feet of Lot No. 41 on the plan of John L. Gordon's Subdivision, of record in Book 843, page 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. According to an unregistered copy of a survey made by Loyd Scobey, Jr., Engineer, said part of said lot fronts 60 feet on the north side of Gordon's Terrace and runs back between lines, 298 feet, more or less, on the east line to a dead line on which it measures 60 feet.

Being the same property conveyed by Final Decree Confirming Sale from John Barnwell, Jr. to Mid-Ohio Securities Corp., Custodian #34139 f/b/o Edward Meek of record in instrument Number 20030310-0031240, Register's Office for Davidson County, Tennessee. And further conveyed to Mid-Ohio Securities Corp., Custodian #34139 f/b/o Edward Meek by Quitclaim Deed from John Barnwell, Jr. of record in Instrument Number 20041213-0148065 said Register's Office.

The property is subject to the following:

Subject to all matters as shown on the Plan of record in Book 843, page 61, Register's Office Davidson County, Tennessee.

This is improved property known as: **145 Gordon Terrace, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this September 8, 2004.

Equity Trust Company, Custodian FBO Edward W. Meek IRA 20170

BY:

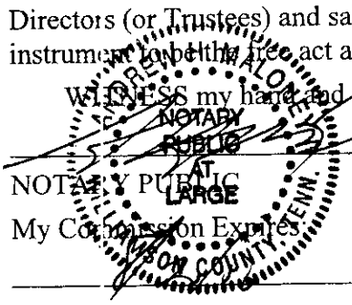
David Hanick
President and CEO

STATE OF TENNESSEE

COUNTY OF Davidson

On this 8th day of September, 2004, before me, appeared David Hanick, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President and CEO of Equity Trust Company, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said David Hanick, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.



NOTARY PUBLIC

My Commission Expires: