Return to: Box 10-B
Cohen & Cohen

Name and Address of New Owners:

James E. Rochlitz, Jean Rochlitz
Kurt James Rochlitz, Mary Lynn Rochlitz
Timothy M. Kenefick
391 Blackman Rd.
Nashville, TN 37211

THIS INSTRUMENT PREPARED BY:
ATWOOD & MOORE, Attorneys at Law
2650C Memorial Blvd.
Murfreesboro, Tennessee 37129

Send Tax Notices To:

James E. Rochlitz, et al
391 Blackman Road
Nashville, TN 37211

FROM INFORMATION FURNISHED BY THE PARTIES

MAP 94-2-127

Davidson County DEEDWARR
Recvd: 01/18/05 14:45 2 pgs
Fees:13.00 Taxes:222.00
20050118-0006194

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the undersigned, FRITZCO PROPERTIES, LLC, a Tennessee limited liability company, has bargained and sold and does hereby transfer and convey a one-quarter (1/4) undivided interest to JAMES E. ROCHLITZ and wife, JEAN ROCHLITZ, a one-quarter (1/4) undivided interest to KURT JAMES ROCHLITZ and wife, MARY LYNN ROCHLITZ, a one-half (1/2) undivided interest to TIMOTHY M. KENEFICK, their heirs and/or assigns, forever, its interest in that certain tract of real estate situated in a certain Civil District of Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING the eastern half of Lot No. 135 on the United Electric Plan of Lots, as of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

Said eastern half of Lot No. 135 fronts 32.5 feet on the south side of Eastside Avenue, formerly Ashworth Avenue, and extends back southwardly between parallel lines, and with the west line of Lot No. 136, 150 feet to an alley.

BEING the same property conveyed to Fritzco Properties, LLC, a Tennessee limited liability company by deed of record in Instrument 200206120071520 of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all matters as shown of record in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and/or assigns, forever.

The grantor covenants with the said grantee that it is lawfully seized and possessed of said real estate; that it has a good and lawful right to convey the same and that it is unencumbered except as hereinabove set forth, and except by lien of the 2005 property taxes, which taxes shall be prorated between the parties.

The grantor further covenants and binds itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said grantee, their heirs and/or assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, on this the 18 day of January, 2005.

FRITZCO PROPERTIES, LLC

Bob Fritzlan, Chief Manager

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, Bob Fritzlan, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of the maker, or constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this document on behalf of the maker.

WITNESS MY HAND this the 18 day of January, 2005.

NOTARY PUBLIC

MARK S. MOORE NOTARY PUBLIC AT LARGE

My Commission Expires: 2-20-2007

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $60,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this the 18th day of January, 2005.

NOTARY PUBLIC

My Commission Expires: 9-28-2007

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.