Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Davidson County	DEEDWARR
Recvd: 03/29/05 08:52	2 pgs
Fees:13.00 Taxes:391.83	
20050329-0033254	

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $105,900.00

Tiffany R. Addison
Affiant

Subscribed and sworn to before me, this 25 day of March, 2005.

Curvina R. Semones
Notary Public
My commission expires:

CURVINA R. SEMONES STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Exp. 1-23-2008

15-0503-150180

Address of New Owner:
Falethia A. Lewis
4928 Algonquin Trail
Antioch TN 37013

Send Tax Bills to:
Franklin American Mortgage
501 Corporate Centre Drive Ste. 400
Franklin, TN. 37067

Tax Information
062-03-0-379
062-03-0-379

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jimmie S. Fitzgerald and wife, Latonya M. Fitzgerald**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Falethia A. Lewis** , hereinafter called the Grantees, their successors 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 99, Haywood Hills, Section 5, of record in Plat Book 4675, page 143, said Register's Office, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jimmie S. Fitzgerald and wife, LaTonya M. Fitzgerald by deed from Johnny Lee Wilson, Jr., dated 4-27-01, of record in Inst. No. 20010517-0051193, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4928 Algonquin Trail, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24 day of March, 2005.

Jimmie S. Fitzgerald

Latonya M. Fitzgerald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jimmie S. Fitzgerald and Latonya M. Fitzgerald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 24 day of March, 2005.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON