REALTY TITLE 15

Bk 48A

Please Return To REALTY TITLE & ESCROW 4721 ANDREW JACKSON PKWY HERMITAGE, TN 37076	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 DAY OF MARCH, 2005. Notary Public MY COMMISSION EXPIRES: 9-16-07 (AFFIX SEAL)

KEVIN STEINKE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JIMMIE FITZGERALD, ET UX	America's Wholesale Lender	**149-6 88**
(NAME) **3000 SPLIT OAK TRAIL**	(NAME) P.O. Box 10212	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS) Van Nuys, CA 91410-0212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, ALESIA M. BOGUS AND HUSBAND, BRITT F. BOGUS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JIMMIE FITZGERALD AND WIFE, LATONYA FITZGERALD,** 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:

Being Lot No. 78 on the Plan of Oakwood Subdivision, Phase Two, Section One of record in Plat Book 7900, Page 126, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Alesia M. Bogus and husband, Britt F. Bogus by deed of record as Instrument No. 20010702-0069846, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the plan of record in Plat Book 7900, page 126,, restrictions of record in Book 5612, page 255, said Register's Office, and any and all other easements, restrictions or any other matter which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **3000 SPLIT OAK TRAIL, ANTIOCH, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 04/04/05 10:02 2 pgs
Fees:13.00 Taxes:525.40

20050404-0036036

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, her heirs assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 our hands this 31st day of March, 2005.

Alesia M Bogus
ALESIA M. BOGUS

Britt F. Bogus
BRITT F. BOGUS

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 **ALESIA M. BOGUS AND BRITT F. BOGUS**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31ST day of March, 2005.

Commission expires: **SEPTEMBER 22, 2007.**

Lee A. Cohen
Notary Public

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.