Davidson County DEEDWARR
Recvd: 05/24/05 14:01 2 pgs
Fees:13.00 Taxes:471.75

20050524-0058614

WARRANTY DEED

P-RM-05-4886

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF May, 2005.

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHATHAM COUNTY, GEORGIA

Notary Public

MY COMMISSION EXPIRES: 2/15/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Fitzgerald	~~Sebring Capital Corp.~~	
	(NAME) New Owner	
4886 Jon Quil Drive		133-16-178
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROGER D. MYERS MARRIED,, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES FITZGERALD AND WIFE KELLY FITZGERALD, hereinafter called the Grantees, their heirs and assigns, that 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. 31 on the plan of Welch Meadows, Section 1, of record in Book 3700, page 34, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ronald E. Morrell and wife, Ladelle H. Morrell by Deed from Welch Meadows Develpoment Company dated July 24, 1967 of record in Book 4155, page 972, subject property further conveyed to Roger D. Myers, by Deed from Ronald E. Morrell and wife, Ladelle H. Morrell, dated February 28, 2005, of record in Instrument Number: 20050302-0023051, said Register's Office for Davidson County, Tennessee.

Said property was not the principal residence of the Grantor.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Kelly Fitzgerald is also known as Kelly M. Jenkins and is the spouse of James Fitzgerald

unimproved ( )
This is improved (X) property, known as 4886 Jon Quil Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 covenant 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.

Witness my/our hand(s) this 19th day of May, 2005.

Roger D. Myers

STATE OF TENNESSEE

COUNTY OF Davidson

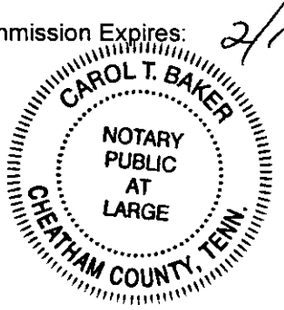
I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Roger D. Myers personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th day of May, 2005.

Notary Public

My Commission Expires: 2/15/09

(SEAL)



RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800