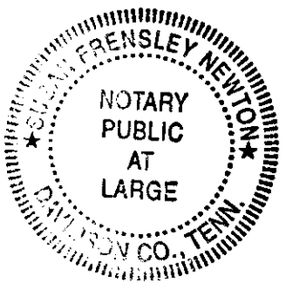
Davidson County DEEDWARR
Recvd: 08/22/05 08:51 2 pgs
Fees:13.00 Taxes:444.00
20050822-0099402



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 2005.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 11-26-2005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Riley N. & Tiffanie L. Fitzpatrick 5946 Colchester Drive Hermitage, TN 37076	New Owner	Map 87, Group 5-A Parcel 58

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,

Don Bass Family Partnership, L.P.

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Riley N. Fitzpatrick and wife, Tiffanie L. Fitzpatrick

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. 111 ON THE PLAN OF FARMINGHAM WOODS, SECTION 1, PHASE II, OF RECORD IN BOOK 7900, PAGE 306, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DON BASS FAMILY PARTNERSHIP, L.P. BY DEED FROM TODD M. MATTESON AND WIFE, DIERDRI J. MATTESON, DATED APRIL 14, 1997, AND OF RECORD IN BOOK 10419, PAGE 557, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 7900, Page 306, Register's Office for Davidson County, Tennessee
3) Property is subject to Restrictive Covenants contained in Book 8238, Page 176, amended in Book 8351, Page 533, supplemented in Book 8423, Page 784, re-recorded in Book 8424, Page 426, and amended in Book 8447, Page 635, said Register's Office.
4) Any and all restrictions, conditions, and easements of record.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES HEREIN. NO WARRANTY OF TITLE EITHER EXPRESSED OR IMPLIED.

This is improved property known as: 5946 Colchester Drive, Hermitage, TN 37076
(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 hand(s) this 17th day of August, 2005.

Harry D. Bass, General Partner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Harry D. Bass, General Partner of the Don Bass Family Partnership, L.P. with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged the he/she is the General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076