PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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Davidson County DEEDWARR
Recvd: 09/01/05 13:17 2 pgs
Fees:13.00 Taxes:1757.50
20050901-0105087

File Box 9-B
First Title and
Escrow Company, Inc./

W & I Ref:( _____ ) Title No: 46614
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Mark Edward Fitzpatrick<br>Kathryn Anne Fort Fitzpatrick<br>2813 Westmoreland Drive<br>Nashville, Tennessee 37212 | SIRVA Mortgage, Inc.<br>6070 Parkland Blvd.<br>Mayfield Heights, OH 44124 |

**TAX MAP-PARCEL NUMBERS:** 104-14-088

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$475,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronald W. Routson and spouse, Rebecca Viets**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Edward Fitzpatrick and spouse, Kathryn Anne Fort Fitzpatrick** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 36 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place of record in Book 421, Page 16 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 W. Routson, unmarried and Rebecca V. Scarpati, unmarried, as Joint Tenants with right of survivorship by deed from Gary C. Shockley and wife, Caroline S. Shockley of record in Document No. 20020517-0060811 Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; All matters shown on the Plan of record in Book 421, Page 16, said Register's Office; Restrictive Covenant for detached structure to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Document No. 200005160049273, said Register's Office.

The within named Rebecca Viets being one and the same person formerly known as Rebecca V. Scarpati.

**This is improved property, known as: 2813 Westmoreland Drive, Nashville, Tennessee 37212**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS ~~THE~~ EXECUTION HEREOF** this 24th day of August, 2005.

Ronald W. Routson

Rebecca Viets

**State of** TENNESSEE

**County of** DAVIDSON

On this 24th day of August, 2005 , before me the undersigned authority, personally appeared Ronald W. Routson and Rebecca Viets , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

NOTARY W. IVEY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

**State of** TENNESSEE

**County of** DAVIDSON

My Commission Expires JULY 21, 2007

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $475,000.00

Affiant

Sworn and subscribed before me this the 24th day of August, 2005

Notary Public

My Commission Expires: _____

MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE