Box 29

State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $152,500.00

Affiant

Subscribed and sworn before me this the 30th day of August, 2005.

Notary Public My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

Davidson County DEEDWARR
Recvd: 09/01/05 15:48 2 pgs
Fees:13.00 Taxes:564.25
20050901-0105335

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property **known as:**	**Send tax bills to:**
Christopher M. Kagay 3008 Remington Park Lane Hermitage, TN 37076	3008 Remington Park Lane Hermitage, TN 37076	Franklin American Mortgage 501 Corporate Centre Dr. #400 Franklin, TN 37067

Map 64-16-D Parcel 231

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ROBIN FISHER, MARRIED, (formerly Robin Throneberry)

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

CHRISTOPHER M. KAGAY

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 346 on the Plan of Section Four, Truxton Park of record in Instrument Number 20020528-0064435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robin Throneberry, an unmarried woman by Warranty Deed from Beazer Home Corp. DBA Phillips Builders, a Tennessee Corporation of record in Instrument Number 20030203-0014174, Register's Office for Davidson County, Tennessee. Said Robin Throneberry is now known as Robin Fisher.

William Fisher joins this conveyance to convey any and all interest he may have in said property, including, but not limited to his marital interest.

Subject to all matters of record in Instrument Number 20020528-0064435, Register's Office for Davidson County, Tennessee.

Subject to deed conveying the common area to Truxton Park Homeowners Association, Inc. of record in Instrument Number 20050311-0027269, Register's Office for Davidson County, Tennessee.

Subject to Charter of Truxton Park Homeowners Association, Inc. of record in Instrument Number 20001101-010108603, and By-laws of record in Instrument Number 20001101-0108604, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Instrument Number 20001030-0107559; 20010522-0052910; 20020506-0055597 and Instrument Number 20020718-0086907, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **30th day of August, 2005.**

ROBIN THRONEBERRY FISHER

WILLIAM K. FISHER

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Robin Throneberry Fisher and William K. Fisher** whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that **they** executed the within this instrument for the purposes contained.

Witness my hand and official seal this **30th day** of **August, 2005.**

Notary Public

My Commission expires: 3-25-06

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee