State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $77,000.00.

Subscribed and sworn to before me this 2nd day of September, 2005.

NICOLE J. HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1-27-07

Affiant

File No. N14284

Notary Public

WARRANTY DEED

Commission Expires

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Peter D. Darby		NAME: Fifth Third Mortgage	
STREET ADDRESS: 4630 Woodside Drive		STREET ADDRESS: 5050 Kingsley Drive MD 1 MOB 2X	
CITY: Old Hickory	STATE: Tennessee	CITY: Cincinnati	STATE: OH
ZIP CODE: 37138		ZIP CODE: 45263	
MAP & PARCEL NO.: 064-04-0-076.00			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephan D. Britt and wife, Maureen D. Britt**

Hereinafter called Grantors have, bargained and sold, and by these presents does hereby transfer and convey unto **Peter D. Darby, unmarried**

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot 5-A, Zone Lot Division, Lots 1-6, Section Two, Lake Country Subdivision, as shown by plat of record in Plat Book 5200, Page 664 as amended in Plat Book 5200, Page 781, 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 Stephan D. Britt and wife, Maureen D. Britt by Warranty Deed from John Woodall and wife, Judy O'Guin Woodall, dated 11/16/01, recorded 11/29/01, as Document No. 200111290130800, Davidson County, Tennessee.

This is improved property known as **4630 Woodside Drive, Old Hickory, TN 37138**

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 2nd day of September, 2005.

Stephan D. Britt

Maureen D. Britt

Davidson County DEEDWARR
Recvd: 09/07/05 10:24 2 pgs
Fees:13.00 Taxes:284.90
20050907-0107239

State of Tennessee
County of Davidson } ss

On this the 2nd day of September, 2005, before me, the undersigned Notary Public, personally appeared **Stephan D. Britt and Maureen D. Britt**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires 4-2707

J. NICOLE HUGHES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My commission expires

WARRANTY DEED