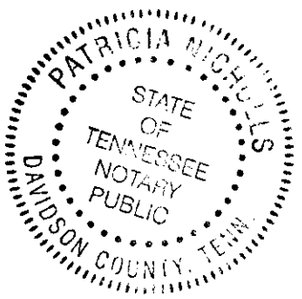
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,000.00

Frances C. Fitzgerald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2005

Patricia Nichols
Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Frances C. Fitzgerald	SunTrust Mortgage, Inc.	Map 162
417 Leisure Lane	201 4th Ave. North, 7th Floor	Group 16-0-C
Antioch, TN 37013	Nashville, TN 37219	Parcel 23 CO

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

Gary K. Pickens and wife, Jennifer B. Pickens

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Frances C. Fitzgerald, unmarried

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. 23, on the Plan of Second Revision of Section 2, Phase I, Leisure Heights, of record in Plat Book 6900, Page 440 (erroneously shown as 460 in prior deeds), 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 Gary K. Pickens and wife, Jennifer B. Pickens by Quitclaim Deed from Caliber Development Gruop, L.P. of record in Instrument 20040301-0022790, Register's Office for said County, dated February 25, 2004. See also deed of record in Book 9657, Page 617, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6146, Page 241; Book 6150, Page 585; Book 6259, Page 862; Book 6396, Page 504; and Book 7303, Page 232, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 440; and (3) Sanitary Sewer Easement of record in Book 6813, Page 450 and Easement for Water Mains to Metro. Government of record in Book 8105, Page 268, said Register's Office.

Power of Attorney of record in Instrument 20051018-0125608, said Register's office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 417 Leisure Lane, Antioch, TN 37013

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 our hands this 14th day of October, 2005.

Gary K. Pickens

Jennifer B. Pickens by Gary K. Pickens Attorney in Fact
Jennifer B. Pickens

Davidson County DEEDWARR
Recvd: 10/18/05 12:04 2 pgs
Fees:13.00 Taxes:421.80

20051018-0125609

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary K. Pickens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that heexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of October, 2005.

Notary Public

My Commission Expires:

1/24/09

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Gary K. Pickens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Jennifer B. Pickens as her Attorney in Fact as the free act and deed of the within named Jennifer B. Pickens.
Witness my hand and official seal at Nashville, Tennessee the 14th day of October, 2005.

Notary Public

My Commission Expires:

1/24/09

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN