[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Iginio Fitzpatrick	Fifth Third Mortgage Company	Map 81-12
1520 Arthur Avenue	336 Main Street	Parcels 270 & 271
Nashville, TN 37208	Franklin, TN 37064	26b 12498

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Joseph Perry, unmarrid** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Iginio Fitzpatrick, a married person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Tract No. 1: Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 333 on the Plan of McGavock Wetmore and other's First Addition to Nashville, called the :Town of "McGavock", of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.

Tract No. 2: Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 333 on the Plan of McGavock Wetmore and other's First Addition to Nashville, called the :Town of "McGavock", of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.

Said part of Lot 333 fronts 25 feet on the easterly side of Arthur Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Joseph Perry, unmarried by Warranty Deed from Roger Evans and wife, Gloria Evans of record in Instrument Number 20050517-0055697, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. Plan of record in Book 21, page 23, said Register's Office.

This is improved property commonly known as 1520 Arthur Avenue, Nashville, TN 37208.

Davidson County DEEDWARR
Recvd: 02/01/06 15:06 2 pg
Fees:13.00 Taxes:647.13

20060201-0012652

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $174,900.00.

Esther Fitzpatrick
Affiant

Subscribed and sworn to before me this
31st day of January, 2006.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: September 19, 2009

My Commission Expires:_____

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

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of January, 2006.

Joseph Perry
Joseph Perry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Joseph Perry with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of January, 2006.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: **MY COMMISSION EXPIRES: September 19, 2009**