Davidson County DEEDWARR
Recvd: 02/03/06 14:09 2 pgs
Fees:13.00 Taxes:118.40
20060203-0013891

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 23136J

MAP/GROUP/PARCEL: 052-16-0-A/080.00 CO

NEW OWNER'S NAME AND ADDRESS:
JAMES P. FITE JR & WILLIAM C. PELFREY III
104 SOUTH GOVENORS COVE
HENDERSONVILLE, TN 37075

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, PAT KANE, AN UNMARRIED MAN, hereinafter called Grantor, does hereby transfer and convey unto, JAMES P. FITE , A MARRIED MAN and WILLIAM C. PELFREY III, AN UNMARRIED MAN, AS TENANTS IN COMMON, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
APARTMENT UNIT NO. J-80, OF NEELY'S BEND CONDOMINIUM CREATED UNDER TITLE 64, SECTIONS 2701 ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 5483, PAGE 86, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF NEELY'S BEND CONDOMINIUM OF RECORD IN BOOK 5200, PAGE 200, SAID REGISTER'S OFFICE,FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SUCH UNIT.

The subject property is improved property known as 1301 NEELYS BEND ROAD, Madison, TN 37115.

BEING the same property conveyed to Grantor herein by deed of record in Book 10944, Page 66, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Pat Kane
PAT KANE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, PAT KANE, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 1st day of February, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater for this transfer is $32,000.00.

James P. Fite
AFFIANT

Sworn to and subscribed before me, this the 1st day of February, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY