WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$90,900.00.**

Affiant

Subscribed and sworn to before me this 23 day of February, 2006.

Notary Public
My Commission expires: 9-23-07
(Affix Seal)

Davidson County DEEDWARR
Recvd: 02/27/06 16:36 2 pgs
Fees:13.00 Taxes:336.33
20060227-0022579

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 28 B Brainford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Robert E. Fitzgerald	Family First Mortgage Corp.	050-15-0-172.00
3264 Vailview Drive	33 Old Kings Rd.	
Nashville, TN 37207	, Palm Coast, FL 32137	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robertson Properties, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert E. Fitzgerald**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 437 on the plan of Parkwood Estates, Section Three, of record in Book 3300, page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 437 fronts 75 feet on the easterly side of Vailview Drive and extends back 190 feet on the southerly line and 253.2 feet on the northerly line to a dead line in the rear on which it measures 98.1 feet.

Being the same property conveyed to Robertson Properties, Inc., from Michael B. Hubbard and wife, Lana J. Hubbard, by deed on November 17, 2005, of record in Instrument Number 20051122-0140785, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 3300, page 31, Register's Office Davidson County, Tennessee.

This is improved property known as: **3264 Vailview Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 17, 2006.

Robertson Properties, Inc.

By Joseph Robertson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22 day of February, 2006, before me, appeared Joseph Robertson to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Robertson Properties, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Joseph Robertson acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

9-22-07

