Davidson County DEEDWARR
Recvd: 05/31/06 15:49 2 pgs
Fees:13.00 Taxes:649.35

20060531-0064080

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$175,500.00**

Affiant

Subscribed and sworn to before me, this the 26th day of May, 2006.

Notary Public

My commission expires: 9/20/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lance Fittro	Franklin American Mortgage	**161-10-026.00**
621 Huntington Parkway	501 Corporate Centre Dr. #400	
Nashville, TN 37211	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

S. L. Forsee and wife, Frances Forsee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lance Fittro and wife, Kathryn Fittro

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:

Land in Davidson County, Tennessee, being Lot No. 91 on the plan of Huntington Park, Section 1, of record in Plat Book 4175, Page 10, Register's Office.

Said Lot 91 fronts 75.0 feet on the southerly margin of Huntington Parkway and extends back between lines 160.00 feet to a dead line.

Being the same property conveyed to S. L. Forsee and wife, Frances Forsee by deed dated 2/24/78 from Mann A. Shoffner, III and wife, Sandra J. Shoffner, of record in Book 5256, Page 349, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **621 Huntington Parkway, Nashville, TN 37211**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 26th day of May, 2006.

S. L. Forsee

S. L. Forsee

Frances Forsee

Frances Forsee

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **S. L. Forsee and Frances Forsee,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **26th** day of **May, 2006.**

E. Mannix
Notary Public

My Commission Expires: 11-25-06

