20B

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

WARRANTY DEED

G-VRE-06-2821

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 8/10/09

(AFFIX SEAL)

DORIS COLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Kevin C. Fitch	Regions Bank d/b/a Regions	
2821 Hody Drive (ADDRESS)	1200 North Jackson Street (ADDRESS)	094-03-0-007.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Tullahoma, TN 37334 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GREGORY R. WILLIAMS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN C. FITCH AND WIFE, ELIZABETH ANN FITCH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 165, FORTLAND PARK, SECTION ONE, as shown on plat of record in Plat Book 2663, Page 61, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. *20040423-0046172, corrected by Scrivner's Affidavit in Instrument No. 20060222-0020734, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Gregory R. Williams, unmarried by Warranty Deed from Violet F. Mullins dated April 15, 2004, filed for recorded on the 23rd day of April, 2004 in Instrument No. 20040423-0046172, Register's Office for Davidson County, Tennessee.*

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Spouse does not join in this conveaynce due to subject property never having been a marital residence.

unimproved ( )
This is improved (X) property, known as 2821 Hody Drive, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of May, 2006.

Gregory R. Williams

Davidson County DEEDWARR
Recvd: 06/01/06 14:27 2 pgs
Fees:13.00 Taxes:438.45

20060601-0064602

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregory R. Williams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 7-29-06

(SEAL)

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

