Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 07/12/06 12:50 1 pgs
Fees:13.00 Taxes:555.00

20060712-0083847

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

WARRANTY DEED

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2006.

(Affix Seal) Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Preparer's File #-06C0165

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jason Fitz and Lisa Garrison	Access National Mortgage	72-14-164
2406 North 16th Street	1800 Robert Fulton Drive, Suite 350	
Nashville, Tennessee 37206	Reston, VA 20191	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, COLETTA JANE OTTO, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JASON FITZ, UNMARRIED, AND LISA GARRISON, UNMARRIED, tenants in common with right of survivorship, 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:

Being Lot 15 on the Plan of G.A. Pickup's Addition, of record in Plat Book 974, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Coletta Jane Otto and husband, Camet Eugene Otto, Jr. by Warranty Deed from Edward Berry, unmarried, of record in Instrument No. 200005300053491,dated 5/26/2000, Register's Office for Davidson County, Tennessee. Camet Eugene Otto, Jr. is now deceased.

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

( ) unimproved
This is (X) improved property known as **2406 North 16th Street, Nashville, Tennessee 37206**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **June, 2006**:

Coletta Jane Otto By Karen Hoff Attorney in Fact

Coletta Jane Otto

State of Tennessee
County of Williamson

On this 30th day of June, 2006, before me personally appeared *Coletta Otto, by Karen Hoff, as her Attorney In Fact*, to me known or proved to me on the basis if satisfactory evidence to be the person who executed the foregoing instrument in behalf of *Coletta Otto*, and who acknowledged that such person executed the same as the free act and deed of *Coletta Otto*.

In witness whereof, I have hereunto set my hand and notarial seal.

Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.