03

Realty Title Box 48-A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Nashville, TN 37205
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W & I Ref: Title No: 48294

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/14/06 14:16 3 pgs
Fees:18.00 Taxes:725.20
20061114-0141467

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Anthony A. Askew Marie Askew 345 Roslyn Court Nashville, Tennessee 37221	**COUNTRYWIDE HOME LOANS, INC** **P.O. BOX 660694** **Dallas, TX 75266-0694**

TAX MAP-PARCEL NUMBERS: 141070B10500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$196,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Warne Fitch and spouse, Jill Elizabeth Fitch,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anthony A. Askew and spouse, Marie Askew** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Somerset Farms Section 4 Phase 1 of record in Book 9700, page 157 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert Warne Fitch and wife, Jill Elizabeth Fitch by deed from Brad S. Chesney and wife, Kirsten J. Chesney of record in Doc. No. 20010606-0059467, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 157, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 8556, page 11, Book 9383, page 526 re-recorded in Book 9662, page 869, Book 10190, page 182, By-Laws of record in Book 8556, page 25, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Robert Warne Fitch by Jill Elizabeth Fitch as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 345 Roslyn Ct., Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of November, 2006 .

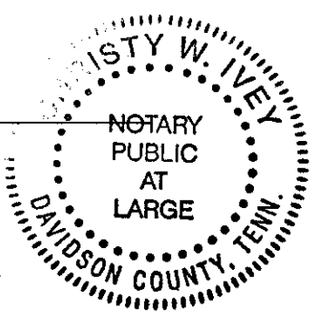
RWF by Jill Fitch Atty. in-fact
Robert Warne Fitch, by Jill Elizabeth Fitch, Atty-In-Fact

Jill Fitch
Jill Elizabeth Fitch

State of TENNESSEE
County of DAVIDSON

On this 2nd day of November, 2006 , before me the undersigned authority, personally appeared **Jill Elizabeth Fitch**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____



Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

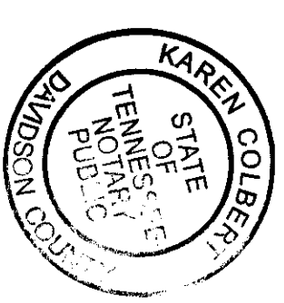
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $196,000.00

Affiant

Sworn and subscribed before me this 2nd day of November, 2006

Karen Colbert
Notary Public

My Commission Expires: 7/24/2010



State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Jill Elizabeth Fitch** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Robert Warne Fitch**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of November, 2006

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Robert Warne Fitch and spouse, Jill Elizabeth Fitch

TO: Anthony A. Askew and spouse, Marie Askew

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Jill Elizabeth Fitch, Affiant

Sworn to and subscribed before me this 2nd day of November, 2006

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007