WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 256,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of November, 2006

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Thomas G. Fitzpatrick	SunTrust Mortgage, Inc.	Map 109
3953 Lakeridge Run	201 4th Avenue North, 7th Floor	Group 01-0-A
Nashville, TN 37214	Nashville, TN 37219	Parcel 39.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Steven P. Johnson and wife, Laura K. Johnson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Thomas G. Fitzpatrick and wife, Janet C. Fitzpatrick

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:

BEING Lot No. 47, on the Plan of Phase Two, Lakeridge, of record in Plat Book 9700, Page 114, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Steven P. Johnson and wife, Laura K. Johnson by deed from Frank Batson Homes, Inc., of record in Book 10211, Page 743, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 9669, Page 715 and Book 9669, Page 738, said Register's Office.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Plat Book 9700, Page 114, said Register's Office; and (2) Easement of record in Book 10670, Page 720, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3953 Lakeridge Run, Nashville, TN 37214

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, their heirs and assigns forever; and we do covenant with 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 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 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 our hands this 17th day of November, 2006.

Steven P. Johnson

Laura K. Johnson

Davidson County DEEDWARR
Recvd: 11/21/06 13:35 2 pgs
Fees:13.00 Taxes:950.53

20061121-0144603

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 Steven P. Johnson and wife, Laura K. Johnson, 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 Nashville, Tennessee, this 17th day of November, 2006.

My Commission Expires: 01/27/07

Notary Public

