ENTERED
John C. Isbell
PROPERTY ASSESSOR

JAN 22 2007
DAVIDSON CO.
MAP__GP__CTL__PAR__

Pamela L. Whitaker, Register 04
Sumner County Tennessee
Rec #: 662078
Rec'd: 10.00 Instrument #: 826410
State: 555.00
Clerk: 1.00 Recorded
EDP: 2.00 1/22/2007 at 9:04 AM
Total: 568.00 in
Record Book 2681 Pgs 175-176

Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Warranty Deed

Address of New Owners: Mortgagee/Send Tax Bills to: Map & Parcel
Jason D. Fite NEW OWNER 153-16-0 052.00
829 West Main St.
Hendersonville, TN 37075

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
Dorothy E. Vantrease, Trustee, of the Dorothy E. Vantrease Revocable Trust, under a Trust Agreement dated August 31, 1996, with full power and authority to protect, conserve and to sell or to lease or encumber or to otherwise manage and dispose of said property
HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Jason D. Fite, Jeffrey W. Fite and James P. Fite, as joint tenants with rights or survivorship, with the remainder to the survivor in fee,
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN Davidson COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:
Land in Davidson County, State of Tennessee, to-wit:
Being the westerly 200 feet of Lot 19, Section 2, Life & Casualty Insurance Company Subdivision of the Dabbs and Elliott property known as Dupontonia, as recorded in Plan Book 843, Page 56, Register's Office for Davidson County, Tennessee, and more fully described as follows:
Facing 200 feet on the northerly side of Old Hickory Boulevard and running back between parallel lines 292 1/2 feet, more or less, to the rear on which it measures 200 feet.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, but expressly excluded from this conveyance is the following description.
Land in Davidson County, Tennessee more particularly described as follows:
Being a part of Lot 19, Section 2, on the Plan of Life and Casualty Insurance Company Subdivision, of record in Book 843, Page 56,
Described as follows:
Beginning at the point of intersection of the northeast margin of Old Hickory Boulevard (State Route 45) and the southeast boundary of the Mrs., C.M. Gammill property, thence along the said boundary north 44 degrees 15 minutes east 5 feet more or less to a point, thence south 45 degrees 45 minutes east 200 feet more or less to a point, thence south 44 degrees 15 minutes west 5 feet more or less to a point in the said northeast margin, thence along the said margin north 45 degrees 45 minutes west 200 feet more or less to the point of beginning and containing 1000 square feet and being the same property conveyed to the State of Tennessee by Right-Of-Way Deed for Highway purposes of record in Book 5286, Page 647, Register's Office for Davidson County, Tennessee.

Being the remainder of the property conveyed to Dorothy E. Vantrease, Trustee, with full power and authority to protect, conserve and to sell or to lease or encumber or to otherwise manage and dispose of said

Davidson County DEEDWARR
Recvd: 02/12/07 11:00 2 pgs
Fees:12.00 Taxes:0.00
20070212-0017776

property by Quit Claim Deed of record in Book 10195, Page 780, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 3606 Old Hickory Blvd. Old Hickory TN 37138.

TO HAVE AND TO HOLD the said tract of 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 18TH DAY OF JANUARY 2007.

Dorothy E. Vantrease, Trustee

Dorothy E. Vantrease, Trustee

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALY APPEARED BEFORE ME, DOROTHY E. VANTREASE, IN HER CAPACITY AS TRUSTEE OF THE DOROTHY E. VANTREASE REVOCABLE TRUST, DATED AUGUST 31, 1996, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT SHE IS THE TRUSTEE OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 18TH DAY OF JANUARY 2007.

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMMER COUNTY, TN

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/24/07

STATE OF TENNESSEE
COUNTY OF SUMNER

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

James P. Fate

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JANUARY 2007.

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMMER COUNTY, TN

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/24/07