RECORD AND RETURN TO:
FORSYTHE TITLE AND ESCROW
103 CONTINENTAL PLACE, STE. 305
BRENTWOOD, TN. 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 344,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 2007

Notary Public

MY COMMISSION EXPIRES: 11-13-07
(AFFIX SEAL)

V. STREET
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Key Title & Escrow Services, 340 James Campbell Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick Fitzgerald (NAME)	Fifth Third Mortgage (NAME)	172-14A-11CO
5945 Hitching Post Lane (ADDRESS)	10710 Sikes Place #350 (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Charlotte, NC 28277 (CITY) (STATE) (ZIP)	

FOR AND 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, Thomas C. Funari and wife, Martine Funari

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frederick Fitzgerald and wife, Cheryl Fitzgerald and Ulysses Pacheco and wife, Kellie Pacheco, as joint tenants

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:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Wexford Downs, Section One, a Planned Unit Development of record in Book 9700, pages 308 and 309, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Thomas C. Funari and wife, Martine Funari by Quit Claim Deed dated 10/22/02 and recorded on 11/4/02 from Charlotte K. Burch nka Charlotte K. Leeds and Thomas E. Burch of record in Instrument No. 20021104-0134895, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

Davidson County DEEDWARR
Recvd: 04/13/07 10:23 2 pgs
Fees:13.00 Taxes:1276.13
20070413-0044554

unimproved ( )
This is improved (X) property, known as 5945 Hitching Post Lane, Nashville, Tennessee 37211
(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 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 hand S this day of

Thomas C. Funari
By: Thomas C Funari by Vikki Mitchell, atty-in-fact
Vikki Mitchell, Attorney-in-fact
Martine Funari
By: Martine Funari by Vikki Mitchell, atty. in-fact
Vikki Mitchell, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martine Funari

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that (s)he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this _____ day of _____.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this, 6th day of April 2007, personally appeared before me, Vikki Mitchell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Thomas C. Funari & Martine Funari and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 6th day of April 2007

My commission expires 9-22-07 / 04/05/09

Notary Public

MARK W. KILPATRICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY