Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #07-1151

Davidson County DEEDWARR
Recvd: 06/04/07 12:44 2 pgs
Fees:13.00 Taxes:2183.00
20070604-0066087

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Lucia Tanassi, and husband, Matthew Dreyer, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Brian T. Fitzpatrick, and Heather Childs*, , 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:

*joint tenants with right of survivorship

Land in Davidson County, Tennessee, being the west one-half of lot no. 59 on the Belmont Land Company's Plan called "Belmont Heights" of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the south side on Linden Avenue and runs back parallel lines 188 feet to an alley.

Being the same property conveyed from Lucia Tanassi and Matthew Dreyer, wife and husband by deed from Danny Murphy and Susan Murphy dated October 29, 2004, of record in Instrument No, 20041103-0132247, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1507 Linden Avenue, Nashville TN, 37212.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

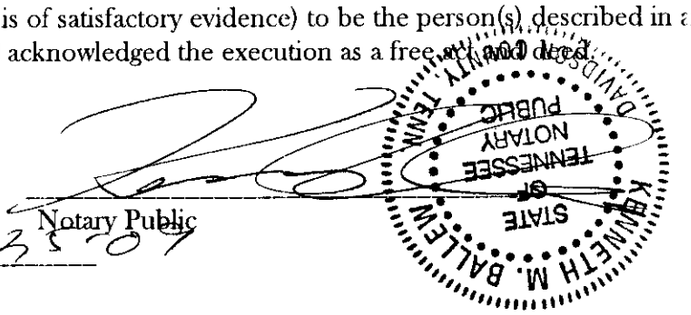
WITNESS THE EXECUTION HEREOF this 31st day of May, 2007.

Lucia Tanassi

Matthew Dreyer

State of Tennessee)
County of Davidson)

On this 31st day of May, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lucia Tanassi and Matthew Dreyer, the bargainor(s), 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.



Notary Public

My Commission Expires: 2-25-09

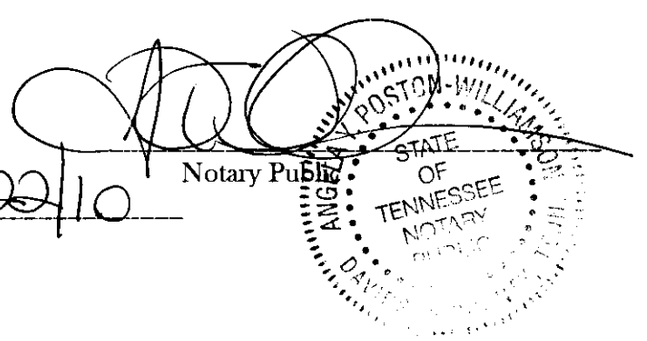
State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 590,000.00.



Affiant

Sworn and subscribed before me on this the 31st day of May, 2007.



Notary Public

My Commission Expires: 5/22/10

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Brian T. Fitzpatrick	Bank of America, N.A.	105 13 0 083.00
1507 Linden Avenue	9000 Southside Blvd.	
Nashville, TN 37212	Jacksonville, FL 32256	