This Instrument Prepared By:
Elite Title Company, LLC
143 Barfield Crescent , Ste 200
Murfreesboro, TN 37129
EM070276A.PFT

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

Send Tax Bills To:
Sun Trust Mortgage Inc.
P.O. Box 79041
Baltimore, MD 21279-0041

New Owner is:
John Carter Fitzgerald
7228 Summit Ridge Drive
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/17/07 09:44 2 pgs
Fees:13.00 Taxes:453.25
20071017-0122955

MAP: 131-05-0B

PARCEL: 228.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Navin C. Shah** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **John Carter Fitzgerald , unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property: 7228 Summit Ridge Drive, Nashville, TN 37215

A certain condominium apartment in Davidson County, Tennessee described as follows, to-wit:

UNIT No. 228 as shown on the Plan of Four Season, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed, establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Navin C. Shah by Warranty Deed from Madeleine Eekels, married of record in Book 11055, page 9 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Master Deed and By-Laws of record in Book 6841, page 349 and amended in Book 6847, page 122 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

NCS by JR AIF
Sellers Mts.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 12th day of October , 2007.

GRANTOR:

Navin C Shah by Tammy Lane as Attorney in Fact

Navin C. Shah by Tammy Lane as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Tammy Lane**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Navin C. Shah,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20071017-0120954, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 12th day of October, 2007.

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Annemarie Cain
Notary Public

My Commission Expires: 3.21.2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $122,500.00.

Affiant

SWORN TO and subscribed
before me this 12th day of October, 2007.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 5, 2011

NOTARY PUBLIC
My commission expires: