Davidson County DEEDWARR
Recvd: 11/14/07 13:43 2 pgs
Fees:13.00 Taxes:721.50
20071114-0133684

This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 4298-407

ADDRESS NEW OWNER:
Austin Fite
1474 Paseo De Oro
Pacific Palisades, CA 90272

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP	**161.10**
GROUP	**B**
PARCEL	**113.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel E. Fite** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Albert Austin Fite and wife, Lauren Geisler Fite, Co-Trustees of The Fite Family Trust, under agreement dated June 17, 2000**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> 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. 407, Second Revision, Phase Six, Villages of Brentwood, Plan of record in Plat Book 6900, page 316, said Register's Office.
>
> Being the same property conveyed to Daniel E. Fite by deed from Kymberly Hattaway Haas dated December 27, 1996, of record in Book 10303, Page 494, Register's Office for Davidson County, Tennessee.

This is improved property known as 5505 Fairhaven Drive, Nashville, Tennessee 37211. Possession is to be given on November 9, 2007.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, its successors and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 9th day of November, 2007.

Daniel E. Fite

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Daniel E. Fite**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of November, 2007.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 4.28.08

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $195,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of November, 2007.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 4.28.08