File No.: SP45540
File Box "7"

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $103,900.00

Affiant

Subscribed and sworn to before me, this 6th day of December, 2007.

Notary Public
My commission expires: 5-24-2008

JANET S. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

03-0711-35085

Address of New Owner:	Send Tax Bills to:	Tax Information
Jacob Scott Fitzhugh	Countrywide Bank, FSB	072-04-0 221.00
1529 McGavock Pike	750 Old Hickory Blvd #180	
Nashville TN 37216	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph Robertson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jacob Scott Fitzhugh, hereinafter called the Grantees, their successors 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. 36 of Block "A" on the Plan of Inglewood Golf Club Estates, of record in Book 843, Page 98, Register's Office for said County, and part of Lot No. 23, Block "A" on the Plat of Inglewood Terrace, of record in Book 1130, Page 1, Register's Office said County.

Said Lot No. 36, and part of Lot No. 23 are described according to a survey made by Cantrell and Connell, Engineers, on April 3, 1951, as follows:

BEGINNING in the center line of Williams Ferry Road (or McGavock Pike) at the southwesterly corner of Lot No. 36; thence with the westerly line of said Lot No. 36, and the extension thereof, 250 feet, more or less, to a point; thence North 57 degrees East 60 feet to a point; thence southeasterly with the easterly line of Lot No. 36 and the extension thereof, 253.5 feet, more or less to the center line of Williams Ferry Road; thence with the center line of said Road, southwesterly 60 feet to the point of beginning.

Being the same property conveyed to Joseph Robertson by deed from Mike Franz and wife, Sherry Franz, dated 11-1-07, recorded 11-7-07, in Instrument No. 20071107-0131607, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been, the residence of the grantor herein.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1529 McGavock Pike, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 12/11/07 14:35 2 pgs
Fees:13.00 Taxes:384.43
20071211-0142974

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 my hand this 6th day of December, 2007.

Joseph Robertson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Robertson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 6th day of December, 2007.

~~Diane K. Mann~~ Karen Colbert
State of Tennessee at Large

My Commission expires: ~~02/22/09~~ (h)
7/24/2010

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds