# WARRANTY DEED

AT-20080084

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd day of April, 2008.

(Affix Seal) Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ANCHOR TITLE, LLC**
**164 ROSA L. PARKS BLVD., SUITE 203**
**NASHVILLE, TN 37203**

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Angela T. Fitzpatrick | Flagstar Bank, FSB | 162.12-0B-007.00 CO |
| 1345 Bell Road, Unit 306 | 5151 Corporate Drive | |
| Antioch, TN 37013 | Troy, MI 48098 | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Charity Fitzpatrick**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Angela T. Fitzpatrick**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Beign Unit Number 2B, on the Plan of Villas at Belle Parke, Phase one, a horizontal property regime, of record in Instrument #20020913-0111601, and as defined in the Master Deed of record in Instrument #20020911-0110959, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charity Fitzpatrick, unmarried from US Bank National Association, as trustee for Credit Suisse First Boston Heat 2004-8 by Special Warranty Deed dated January 19, 2006 and recorded February 17, 2006 in Instrument #20060217-0019306, Register's Office for Davidson County, Tennessee.

**( ) unimproved**
**This is ( X ) improved property know as** 1345 Bell Road, Unit 306, Antioch, TN 37013.

**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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 23rd day of April, 2008

Charity Fitzpatrick

Davidson County DEEDWARR
Recvd: 05/01/08 14:25 1 pgs
Fees:13.00 Taxes:577.20
20080501-0044660

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Charity Fitzpatrick , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 23rd day of April, 2008.

Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY