PLEASE RETURN TO: AMTITLE & ESCROW
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $164,900.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2008.

Notary Public
My commission expires: 9/21/09

20B

Davidson County DEEDWARR
Recvd: 07/02/08 10:54 2 pg
Fees:13.00 Taxes:610.13
20080702-0068351

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

05-0806-64244

Address of New Owner:	Send Tax Bills to:	Tax Information
James Hall	Magna Bank	18-07-0-114
229 Charleston Drive	6525 Quail Hollow Rd., 300	
Goodlettsville TN 37072	Memphis, TN 38120	

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, **Curtis J. Fitts and wife, Rochelle E. Fitts f/k/a Rochelle E. Williamson**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James Hall and wife, Kathy Hall**, 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. 64, on the Plan of Charleston Square Subdivision, Section Two, of record in Book 5200, Page 133, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Curtis J. Fitts and Rochelle E. Williamson by deed from Scott C. Bayer and Kimberly P. Bayer, dated February 29, 1996, recorded March 4, 1996, Register's Office for Davidson County, Tennessee.

Rochelle E. Williamson and Rochelle E. Fitts are one in the same person.

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 229 Charleston Drive, Goodlettsville, TN 37072

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.

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 27th day of June, 2008.

Curtis J. Fitts

Rochelle E. Fitts

STATE OF MISSOURI
COUNTY OF Clay

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

Witness my hand in Pleasant Valley, MO, this 27th day of June, 2008.

Notary Public
State of Missouri at Large

My Commission expires: 8-5-2011

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

KATHRYN J. BARKER
My Commission Expires
August 5, 2011
Clay County
Commission #07420033