File 2293788

BOX 14-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110015934 DEEDWARR
Recvd: 03/17/11 13:08 2 pgs
Fees:13.00 Taxes:1406.00
20110317-0021067

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$380,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of March, 2011.

Notary Public

My commission expires: 2/24/13

(AFFIX SEAL)

JOHN COOPER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John Cooper, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Marion Keith Grant	**Franklin American Mortgage Company**	**Map 117-04 Parcel 260**
1606 Cedar Lane	**501 Corporate Center Dr, Suite 400**	
Nashville, TN 37212	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ellen Fite, Executrix of the Estate of Calvin Ward Fite, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marion Keith Grant, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 2, on the Final Plat of Col. Calvin W. Fite, Jr. Subdivision, of record in Instrument No. 20060531-0063593, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all the same property conveyed to Calvin W. Fite, Jr. and wife, Ramona S. Fite by Deed from James Clarence Evans, William B. Evans, Giles L. Evans, Jr., George K. Evans, Frances Evans Popham, and Georgia May Evans Fly by Deed of record in Book 4373, Page 602, dated September 26, 1969 and further conveyed to Ramona S. Fite by Deed from Calvin W. Fite, Jr. of record in Book 9313, Page 105, dated April 22, 1987 and also being part of the same property conveyed to Calvin W. Fite, Jr. by Deed from Daniel Merrill Allen, joined by wife, Sue E. Ellen of record in Book 5308, Page 384 dated June 30, 1978.

The said Ramona S. Fite having since died on August 25, 1996. The said property was further devised to Calvin Ward Fite, Jr. by the Last Will and Testament of Ramona Spurlock Fite of record in Will Book 208, Page 399, Probate Court for said county. The said Calvin Ward Fite, Jr. having since died on April 22, 2009, leaving a Will which has been admitted to probate, of record in Probate File N. 09P-768, Probate Court for said county. Pursuant to the provisions of said Will, the said property is required to be administered as part of the probate estate, subject to the dominion and control of the Executrix. Pursuant to said authority, the Executrix has executed and delivered this deed to convey complete fee simple title to the property to the within named Grantee, with the proceeds of the sale being paid over to the Estate.

Ramona S. Fite is one and the same as Ramona Spurlock Fite. Calvin W. Fite, Jr. is one and the same as Calvin Ward Fite, Jr.

This is improved (x) Unimproved ( ) property, known as **1606 Cedar Lane, Nashville, TN 37212**

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 that we are lawfully seized 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; 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 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/our hand(s) this 11 day of **March, 2011.**

Ellen Fite Executrix of the Estate of Calvin Ward Fite, Jr.

Ellen Fite, Executrix of the Estate of Calvin Ward Fite, Jr.

STATE OF Louisiana)
~~COUNTY~~/PARISH OF East Baton Rouge)

Personally appeared before me, a Notary Public of said County/Parish and State, **Ellen Fite, Executrix of the Estate of Calvin Ward Fite, Jr.**, the within named seller, 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 Nashville, Tennessee, this 11 day of **March, 2011.**

Notary Public
DEIRDRE S. Johnson
BAR ROLL #14409
My Commission Expires: at death