Prepared by: Thomas V. White, 26th Fl., First American Ctr., Nashville, TN37238

WARRANTY DEED

Please File: Metropolitan Federal - #21-555,977-7

CK 358.94

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LARCHWOOD HOMES ASSOCIATES (NAME)	Same (NAME)	Map 96
230 4th Ave. North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O 3 1 Js
Nashville, Tennessee 37219 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) BOOK 6058 PAGE 879

Dollars,

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

I, JAMES M. FISCHER, JR.,

have this day bargained and sold, and do hereby transfer and convey unto the said LARCHWOOD HOMES ASSOCIATES, A TENNESSEE JOINT VENTURE, its *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being a parcel of land in the 2nd Civil District, Nashville, Davidson County, Tennessee, and being part of Waterfalls Developers, Inc., as recorded in Book 4235, Page 649, Register's Office for Davidson County, Tennessee, located southeast of I-40, south of Stewart's Ferry Pike, and west of Fitzpatrick Road, more particularly described as follows:

Beginning at a point in the north right-of-way of Blackwood Drive, said point being 113.08 feet westerly from the west margin of Fitzpatrick Road. Thence continuing with Blackwood Drive along a curve to the left having a central angle of 23° 49' 55", a radius of 375.00, a curve length of 155.98 feet; Thence, S 61° 33' W, 195.93 feet; Thence, N 28° 27' W, 146.69 feet; Thence, N 08° 04' 54" E, 89.84 feet; Thence, S 81° 55' 06" E, 80.00 feet; Thence, N 08° 04' 54" E, 304.00 feet; Thence, S 81° 55' 06" E, 284.00 feet; Thence, S 08° 04' 54" W, 235.00 feet; Thence, S 04° 37' 04" E, 97.97 feet, to the point of beginning. Containing 3.00 acres, more or less.

Being a part of the property conveyed to James M. Fischer, Jr., by First American Bank N.A., Trustee, of record in Deed Book 6035, Page 419, Register's Office for Davidson County, Tennessee.

SUBJECT TO: SEE EXHIBIT A attached hereto and made a part hereof

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $134,400.00

Subscribed and sworn to before me, this the 21st day of June 1983

Affiant

My commission expires: 10-19-86 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said LARCHWOOD HOMES ASSOCIATES, A TENNESSEE JOINT VENTURE, its *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* LARCHWOOD HOMES ASSOCIATES, A TENNESSEE JOINT VENTURE, its *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 21st *day of* June, 19 83 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

The undersigned Mary V. Fischer and Mary Virginia Fischer being one and the same person.

JAMES M. FISCHER, JR.

MARY VIRGINIA FISCHER (signs for the purpose of conveying her marital rights in the above-described property)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* JAMES M. FISCHER, JR., and wife, MARY VIRGINIA FISCHER,

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee this* 21st *day of* June, *19* 83

Lois Chenoweth
Notary Public

Commission expires 10-21-84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....self *to be* ....of the..... *the within named bargainor, a corporation, and that* ....he *as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....self *as* .....

Witness my hand and seal, at office in ....., *this* .....day *of* ....., *19*.....

.....Notary Public

Commission expires .....

WARRANTY DEED

FROM

JAMES M. FISCHER, JR.,

TO

LARCHWOOD HOMES ASSOCIATES, A TENNESSEE JOINT VENTURE

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

EXHIBIT A

1. Taxes for the year 1983 and subsequent years.

2. The Plan of record in Book 5200, Page 541, in the Register's Office of Davidson County, Tennessee, shows an owner's certificate, a 30-foot minimum building setback line from Blackwood Drive, a 10-foot easement for public utilities and drainage purposes along the easterly side line, an 8-foot easement for water lines running in a northerly direction from Blackwood Drive, and sewer easements of varying width running through the center of the property.

3. Easement for sanitary sewer and/or storm drainage granted Metropolitan Government of record in Book 4868, Page 616, said Register's Office.

4. Easement for sanitary sewer and/or storm drainage granted Metropolitan Government of record in Book 5569, Page 99, said Register's Office.

H 5 6 4 5 5

IDENTIF. REFERENCE

JUN 27 3 32 PM '83

FELIX A. HALL JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

BOOK 6082 PAGE 882

FOR_____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
	CO	134,400.00		
	TX		349.44	
	PR		.50	
	REC		9.00	

358.94 CHECK

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 6 4 5 5

IDENTIF. REFERENCE

JUN 27 3 32 PM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 959078