FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

James M. Fischer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF May, 19 85

Yvonne Pittman
Notary Public

MY COMMISSION EXPIRES: 1-19-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMAS V. WHITE, ATTORNEY, 21st FLOOR, FIRST AMERICAN CENTER, NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SBMG Corporation (NAME)	Owner (NAME)	to be
5176 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	assigned
Old Hickory TN 37138 (CITY) (STATE) (P. O ZIP)	(CITY) (STATE) (ZIP)	

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

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

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:

Being a parcel of land in the 2nd, formerly the 3rd, Civil District, Nashville, Davidson County, Tennessee, located southeast of I-40, north of Elm Hill Pike and west of Fitzpatrick Road, more particularly described as follows:

Beginning at the common southwest corner of Lots 255 & 256, Larchwood, Section 3, as of record in Book 5200, page 540, R.O.D.C., Tenn.; thence, S 23° 00' W, 104.48 feet; thence, N 85° 00' W, 219.68 feet; thence, N 04° 30' W, 154.82 feet to a point in the southeast side of Hickory Bend, Section 5, as of record in Book 3600, page 45; thence, with said subdivision, N 53° 05' 29" E, 44.41 feet; thence, S 70° 00' E, 111.17 feet; thence, S 35° 00' E, 48.00 feet; thence N 89° 25' E, 100.00 feet to a point in the west margin of Larchwood, Section 3, as of record in Book 5200, page 540, R.O.D.C., Tenn.; thence, with said subdivision, S 08° 51' 35" E, 28.00 feet to the point of beginning. Containing 0.85 acre, more or less.

The above described property is encumbered by public utility and joint access easements, a 20-foot wide sanitary sewer easement, and a 10-foot wide public utility easement.

Mary V. Fischer, wife of the above named James M. Fischer, Jr., joins in the execution of this instrument for the purpose of releasing any and all rights that she may have or be entitled to in the above described property, especially her marital rights.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 and assigns, forever, and we do covenant with 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 our hand s this 24 day of May, 19 85

X James M. Fischer
James M. Fischer, Jr.

X Mary V. Fischer
Mary V. Fischer

2973

STATE OF TENNESSEE
DAVIDSON County

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Personally appeared before me, Yvonne Norman, a Notary Public in and for said County and State, the within named James M. Fischer, Jr. and Mary V. Fischer

the 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 24 day of May 19 85

Commission expires 1-19-86

Yvonne Norman
Notary Public

STATE OF TENNESSEE
County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
James M. Fischer, Jr.

TO
SBMG Corporation

J 0 8 8 2 1

IDENTIF. REFERENCE

MAY 30 3 50 PM '85

FELIX E. ALDRIDGE JR. REGISTER
DAVIDSON COUNTY, TN

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

44000.CO- CAMT.
114.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 120.90-
2973A05/30/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O. 8821

IDENTIF. REFERENCE

MAY 30 3 50 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 139535