This Instrument Prepared By:
**JOHN T. GWIN, ATTORNEY AT LAW**
116 Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122

BOOK 7779 PAGE 425

**ADDRESS NEW OWNER:**
CLARENCE WRIGHT and wife, WILMA WRIGHT
117 Bass Drive
Mt. Juliet, Tennessee 37122

**SEND TAX BILLS:**
*To New Owners*

**MORTGAGEE:**
Lebanon Bank
Clearview Plaza
Mt. Juliet, Tennessee 37122

**MAP AND PARCEL:**
Map 96-6
Parcel 4
FBN 3D-47665

---

**WARRANTY DEED**

---

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **HENRY T. FISHER and wife, JUNE W. FISHER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CLARENCE WRIGHT and wife, WILMA WRIGHT**, 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. 12 on the Plan of Donelsonwood Subdivision as of record in Book 2083, page 26, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 12 fronts 107.4 feet on the southerly side of Fitzgerald Drive and runs back between lines 150 feet on the easterly line and 159.3 feet on the westerly line to a dead line, measuring 53.6 feet thereon.
>
> Being the same property conveyed to Henry T. Fisher and wife, June W. Fisher by deed from Roy Eugene Wright and wife, Jolene W. Wright, dated March 30, 1965, as of record in Book 3875, page 489, Register's Office for Davidson County, Tennessee.

This is improved property known as 126 Fitzgerald Drive, Nashville, Tennessee 37214.

This conveyance is made subject to those certain sanitary sewer and/or drainage easements in favor of the Metropolitan Government of Nashville-Davidson County, Tennessee, described in an instrument called "Agreed Final Order" which is filed for record in Book 6335, pages 825-827, Register's Office for Davidson County, Tennessee.

This conveyance is also made subject to all zoning ordinances, restrictions and easements of record, or which a visual inspection of the property would reveal, and further

subject to those facts, conditions and limitations shown on the plat of record in Book 2083, page 26, said Register's Office, including a 30 foot minimum building setback line from Fitzgerald Drive, and a 10 foot easement for public utilities and drainage along the westerly line of said property.

Real property taxes for 1989 have been settled between the parties and will be paid when due by Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CLARENCE WRIGHT and wife, WILMA WRIGHT, their heirs and assigns, forever; and we, HENRY T. FISHER and wife, JUNE W. FISHER 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24th day of February, 1989.

Henry T. Fisher
HENRY T. FISHER

June W. Fisher
JUNE W. FISHER

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named HENRY T. FISHER and wife, JUNE W. FISHER, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 24th day of February, 1989.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $50,000.00.

AFFIANT

Subscribed and sworn to before me this 24th day of February, 1989.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 4-2-89

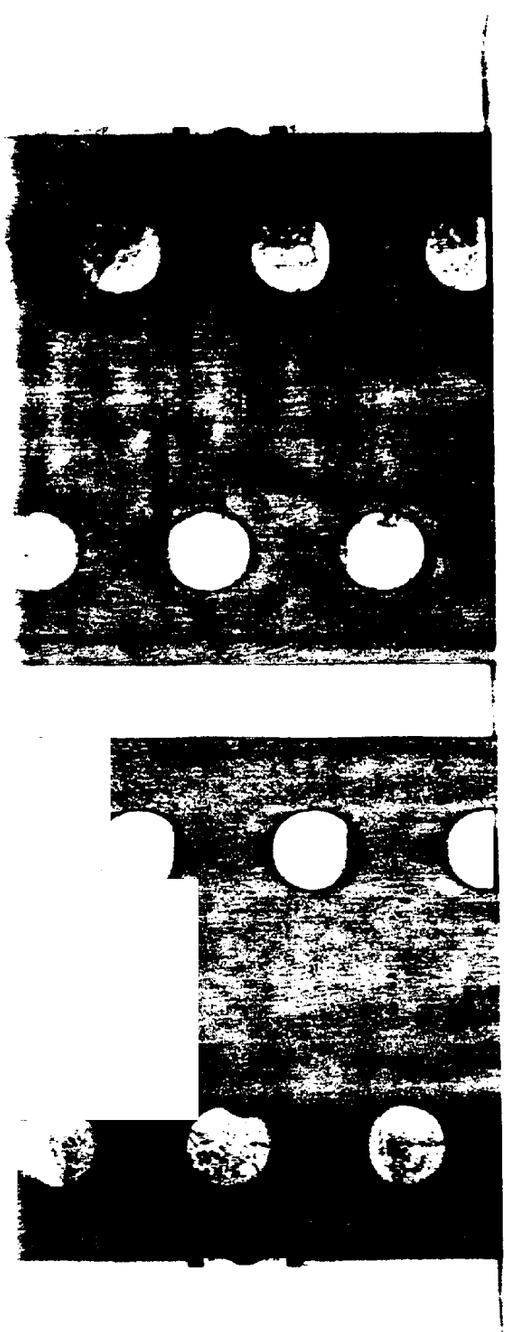
0082 02/24/89 03:04PM
121.50

RUSH

FEB 24 3 00 PM '89
FELIX E. WILSON III REGISTER
WILSON COUNTY, TN

IDENTIFICATION

11391



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

RECEIVED OF _____

FOR _____

BOOK 7779 PAGE 427

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| CAMT | 50000.00 |
| CON TX | 165.00 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 171.50 |
| CHECK | 171.50 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/24/97 01 15422 0001 0082

11391.

IDENTIFICATION REFERENCE

Feb 24 3 21 PM '97

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184513