This Instrument Without Title Search, From Documents and Information Provided By the Parties, By:
JOHN T. GWIN, ATTORNEY AT LAW
116 Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122

BOOK 8038 PAGE 709

ADDRESS NEW OWNER:
PETE KNESTRICK, TRUSTEE
2120 Crestmoor Road, Suite 107
Nashville, TN 37215

SEND TAX BILLS:
Mortgagee

MORTGAGEE:
AmSouth Mortgage Company, Inc.
P.O. Box 847
Birmingham, Alabama 35201

MAP AND PARCEL:
See End of Deed

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **ROBERT WARREN FISCHER and wife, HELEN ANN FISCHER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PETE KNESTRICK, TRUSTEE**, with full power to sell, transfer, convey, lease, mortgage or encumber without the joinder of any beneficiary, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lots No. 220A, 220B, 221A, and 221B, Zone Lot Division, Lots Nos. 220-222, Section 2, Larchwood, of record in Plat Book 5800, page 278, amending Plat Book 5200, pages 57, 58, and 59, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to John B. Detterline, Jr. and wife, Kathy Detterline, and Robert Warren Fischer and wife, Helen Ann Fischer, by deed dated December 18, 1986, from Judith S. Bryant, as of record in Book 7084, page 759, Register's Office for Davidson County, Tennessee; and also being the same property conveyed to Robert Warren Fischer and wife, Helen Ann Fischer by Quitclaim Deed dated November 16, 1988, from John B. Detterline, Jr. and wife, Kathy Detterline, as of record in Book 7705, page 881, Register's Office for said County.

This is improved property known as 3209-3211-3211-3213-3215 Lumberjack Road, Nashville, Tennessee 37214.

This conveyance is made subject to Restrictive Covenants of record in Book 5479, page 443; Book 5681, page 532; Book 5688, page 696; Book 6011, page 130; Book 6137, page 470; and in Book 6149, page 988, said Register's Office. This conveyance is further made subject to those facts, conditions and limitations

revealed on the Plat of record in Plat Book 5800, page 278, said Register's Office, including a 25 foot minimum building setback line from Lumberjack Road, a 20 foot easement for public utilities and drainage along the rear line of Lot 221B and Lot 221A, a 10 foot easement for public utilities and drainage along the easterly line of Lot 221A, a 10 foot easement for public utilities and drainage along the rear and westerly lines of Lot No. 220B, a 10 foot easement for public utilities and drainage along the rear line of Lot 220A, and a utilities anchor easement located near the northeast corner of the said Lot 220A.

As a portion of the consideration for this conveyance, Grantee herein assumes and promises to pay as due, the existing mortgage indebtednesses now existing against the said properties, which indebtednesses are filed for record in the Register's Office for Davidson County, Tennessee, as follows: as to Lot No. 221B, a first mortgage Deed of Trust of record in Book 6160, page 494; as to Lot No. 221A, a first mortgage Deed of Trust of record in Book 6161, page 501; as to Lot No. 220B, a first mortgage Deed of Trust of record in Book 6160, page 508; and as to Lot No. 220A, a first mortgage Deed of Trust of record in Book 6160, page 515; and as to all lots, a second mortgage Deed of Trust of record in Book 7084, page 763, said Register's Office. The escrow accounts as they relate to the subject properties are hereby transferred to the Grantee, as are the hazard insurance policies. Taxes for the year 1990 have been settled between the parties and will be paid from escrow.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said PETE KNESTRICK, TRUSTEE, his successors and assigns, forever; and we, ROBERT WARREN FISCHER and wife, HELEN ANN FISCHER do covenant with the said Grantee 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 Grantee, his successors 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 29th day of January, 1990.

Robert Warren Fischer
ROBERT WARREN FISCHER

Helen Ann Fischer
HELEN ANN FISCHER

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **ROBERT WARREN FISCHER and wife, HELEN ANN FISCHER**, 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 29th day of January, 1990.

Patricia M. Gurin
NOTARY PUBLIC

PATRICIA M. GURIN NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $206,143.88.

AFFIANT

Subscribed and sworn to before me this 29th day of January, 1990.

Patricia M. Gurin
NOTARY PUBLIC

My Commission Expires: March 13, 1993

Lot No. 220-A	**Map 108-8, Parcel 62**	**03D-85948**
Lot No. 220-B	**Map 108-8, Parcel 219**	**03D-89800**
Lot No. 221-A	**Map 108-8, Parcel 63**	**03D-85949**
Lot No. 221-B	**Map 108-8, Parcel 220**	**03D-89801**

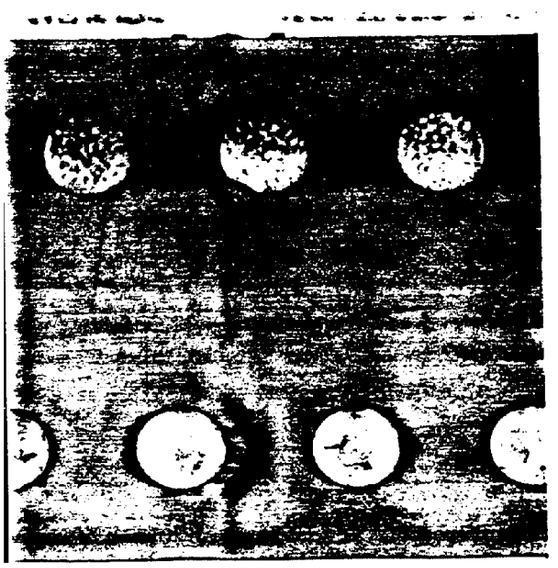
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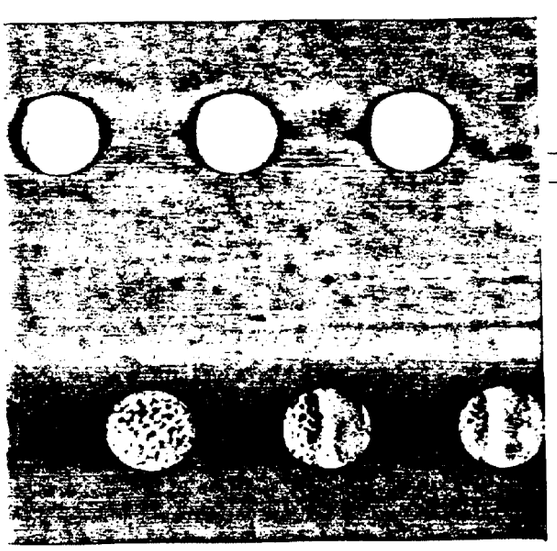
IDENTIF. TREFERENCE

FEB 2 1 01 PM '90

FELICIA ... REGISTER DAVIDSON COUNTY TN.

RUSH





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

RECEIVED OF _____

FOR _____

BOOK 8038 PAGE 712

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

CAMT 206143.89
CON TX 680.13
PRFEE 1.00
MTGFEE 9.00
TOTAL 690.13
CHECK 690.13

02/02/90 01 13:05 0001 9771

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

FEB 2 1 02 PM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 289807