PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref. (jcb) (Title No: 30626)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 85,800.00

William F. Fischer
Affiant

Sworn and subscribed before me this
30th day of January, 1991.

Christy Wilkinson
Notary Public

My Comm. Expires: Oct 9, 1991

ADDRESS NEW OWNER:
William F. Fischer, Jr.
303 54th Avenue, North
Nashville, TN 37209

MORTGAGEE:
First Investment Company
4300 East Broad Street
Columbus, OH 43216

MAP-PARCEL NUMBERS
25W 10077, 91-15-372

9578 01/31 0101 03CHECK 290.14

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Maurice P. Becker and Howard N. Becker, as Co-Administrators, C.T.A, of the Estate of Margaret Wakefield**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William F. Fischer, Jr. and spouse, Susan L. Fischer,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 2 on the plan of Resubdivision of A. C. Wakefield Property, of record in Book 4060, page 25, Register's Office for said County.

SAID Lot No. 2 fronts 45.33 feet on the westerly margin of 54th Avenue North and extends back 754.00 feet more or less on the northerly line and 729.00 feet more or less on the southerly line to a dead line in the rear located in Richland Creek, measuring 48 feet more or less thereon.

BEING part of the same property conveyed to A. C. Wakefield etux, Margaret E. Wakefield by deed from Richard R. Hedgepath, Trustee, of record in Book 5635, page 501, said Register's Office. A. C. Wakefield has died. Margaret E. Wakefield subsequently died, unmarried and testate. By order of the Probate Court for Davidson County, Tennessee, under the Will of Margaret E. Wakefield of record in Will Book 171, page 177 Probate Court Clerks Office for said County Maurice P. Becker and Howard N. Becker were appointed co-administrators, CTA and issued letters of administration by order of record in Minute Book 342, page 121, said Probate Court Clerks Office. By further order of said Probate Court of record in Minute Book 348, page 72, Probate Court Clerks Office Maurice P. Becker and Howard N. Becker were granted authority to execute all necessary documents to convey subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 303 54th Avenue, North, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of January, 1991.

Estate of Margaret Wakefield

By: Maurice P. Becker
Maurice P. Becker, Administrator

By: Howard N. Becker
Howard N. Becker, Administrator

FELIX E. [illegible]
DAVIDSON COUNTY TN.
JAN 31 9 56 AM '91

IDENTIF. TREFERENCE

89570

State of Tennessee
County of Davidson

On this 30th day of January, 1991, before me the undersigned authority, personally appeared **Maurice P. Becker and Howard N. Becker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Oct 9, 1991

Christy Wilkinson
Notary Public



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8284 PAGE 442

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	85800.00
CON TX	283.14
PRFEE	1.00
WDEED	6.00
TOTAL	290.14
CHECK	290.14

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9576

89570

IDENTIF. REFERENCE

JAN 31 9 56 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 393380