0162114

IDENTIF. ↑ REFERENCE

BOOK 9985 PG 239

SPECIAL

96 MAR 20 PM 3:07 0101 03CHECK 2760.62

WARRANTY DEED

REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL
Clare Fisher 5867 Fredricksburg Drive Nashville, TN 37215	Same	142-2/29

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by the Grantee herein, receipt whereof is hereby acknowledged, We, J. M. Dickinson, being one and the same person as Jacob M. Dickinson III, and wife, Elizabeth T. Dickinson (the "Grantors" herein), have this day bargained and sold, and do hereby transfer and convey unto Clare E. Fisher (the "Grantee" herein), as and for her sole and separate estate, and unto her heirs, administrators, successors and assigns, certain real estate (the "Property" herein) in Davidson County, Tennessee, as follows:

Being Lot 7 on the Resubdivision of Lot No. 7, Laurel Ridge, Section Two of record in Book 8250, page 170, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete legal description.

Being part of the same property conveyed to J. M. Dickinson, by deed from Gregory M. Colson, and wife, Betty Colson, of record in Book 4042, page 887, said Register's Office.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $742,600.

× Clare E Fisher
Affiant

Subscribed and sworn to before me this 12th day of March, 1996.

My Commission Expires: 11/28/98

NOTARY PUBLIC

ANN L. SATURN
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

[ ] unimproved
This is [x] improved property known as 5867 Fredricksburg Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Clare E. Fisher, as and for her sole and separate estate, and to her heirs, administrators, successors and assigns forever, and we do covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as follows:

(1) 1996 taxes, which have been prorated and assumed by the Grantee.

(2) Restrictive covenants contained in instruments of record in Book 3611, page 578, and Book 8902, page 596, Register's Office for Davidson County, Tennessee.

(3) Subject to all matters shown on the Plat of record in Book 3600, page 8, as amended in Book 8250, page 170, in said Register's Office.

(4) Agreement for Dedication of Easement for Sewage Pumps, Service Lines, Ingress/Egress Purposes and Appurtenances, of record in Book 8037, page 200, said Register's Office.

As a part of the consideration for this conveyance, the Property is conveyed, subject also to matters of survey, matters of inspection, plats and other existing matters of record, existing restrictive covenants of record, easements, setback lines and zoning ordinances and local codes and regulations; and, the Grantee expressly releases the Grantors from any liability, express or implied, arising out of or relating to the condition of the Property or its fitness for any use or purpose and Grantee agrees and accepts such Property in an "AS-IS, WHERE-IS" condition, without any representations or warranties (except the special warranty of title), express or implied, as to condition or fitness for any use or purpose; and, the Grantee agrees to be bound by and abide by, and to indemnify Grantors against future violations by Grantee, and/or her representatives, successors and assigns, of existing restrictive covenants.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Clare E. Fisher, as and for her sole and separate estate, and to her heirs, administrators, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not otherwise.

Witness our hands this the 12th day of March, 1996.

J. M. Dickinson

Jacob M. Dickinson III

Elizabeth T. Dickinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. M. Dickinson, being one and the same person as Jacob M. Dickinson III, and wife, Elizabeth T. Dickinson, the within named bargainors, 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 12th day of March, 1996.

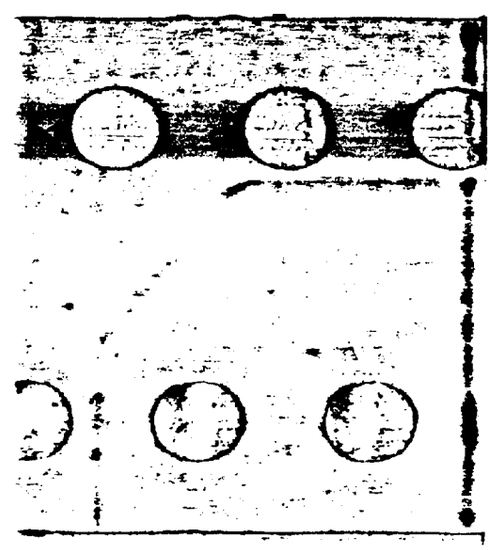
NOTARY PUBLIC

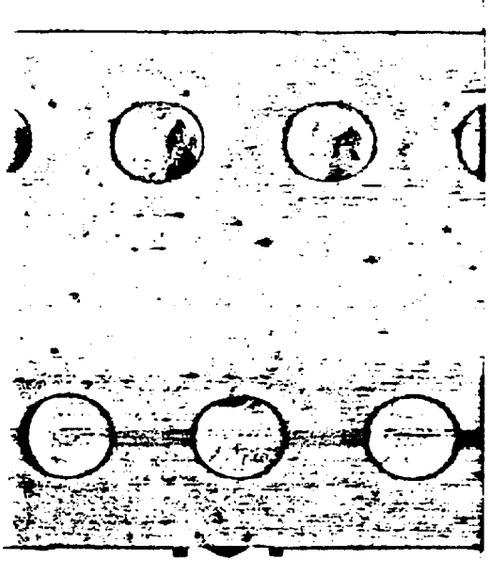
My Commission Expires NOV. 20, 1999

My Commission Expires:_____

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

THIS INSTRUMENT WAS PREPARED BY:
A. Harrison Johnson, Jr., Attorney
Suite 600, 49 Music Square West
Nashville, TN 37203





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9985 PG 242

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 742600.00
CON TX 2747.62
PRFEE 1.00
WDEED 12.00
TOTAL 2760.62
CHECK 2760.62

03/20/96 01 15:10 0001 0593

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 MAR 20 PM 3:08

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

062 114 ← Identical Reference

No. 1018639