Book 1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/04/01 16:08 3pgs
Fees:18.00 Taxes:240.50

20011204-0133238

NOTARY PUBLIC AT LARGE ... AFFORD CO. TENN.

My Commission Expires 2-19-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: October 9, 2003.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary B Fisher	**OWNER**	**164-207**
(NAME)	(NAME)	
2711 Murfreesboro Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **J. Houston Hare**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gary B Fisher and wife Brenda J. Fisher**, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Being part of the same property conveyed to J. Houston Hare by deed of record in Book 7130 , Page 612, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of J. Houston Hare by Audrey Buckley as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument _____, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☒
This is improved ☐ property, known as **Hobson Pike & Hamilton Church, Antioch, TN 37013**
(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 **my/our hand(s)** this **30th day of November, 2001**.

J. Houston Hare
J. Houston Hare

By: Audrey Buckley
Audrey Buckley, Attorney-in-Fact

State of Tennessee County of Davidson

On this 30th day of November, 2001, before me personally appeared Audrey Buckley, the person who executed the foregoing instrument on behalf of J. Houston Hare, and acknowledged that she executed the same as the free act and deed of the said J. Houston Hare, through Power of Attorney granted her, by the said J. Houston Hare.

Angela M Lake
Notary Public

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.

My Commission Expires 2-19-2002

EXHIBIT "A"

LAND IN ANTIOCH, NASHVILLE, DAVIDSON COUNTY, TENNESSEE BEING BOUNDED ON THE ON THE NORTH BY ROWLETT ON THE EAST BY HOBSON PIKE ON THE SOUTH BY HAMILTON CHURCH ROAD AND ON THE WEST BY THOMAS AND ASSOCIATES AND BEING DESCRIBED ACCORDING TO A SURVEY BY CAMPBELL, McRAE AND ASSOCIATES SURVEYING INC., NASHVILLE, TENNESSEE (JOHN HOOD TN. R.L.S.#1838) DATED 11-28-01 MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A IRON ROD (OLD) ON THE NORTHERLY MARGIN OF HAMILTON CHURCH ROAD, SAID ROD BEING THE SOUTHEAST CORNER OF THE THOMAS AND ASSOCIATES LAND (BOOK 9515, PAGE 84 R.O.D.C., TN.) AND BEING LOCATED S 61°08'19" E 260 FEET FROM A IRON ROD (OLD) AT THE SOUTHWEST CORNER OF SAID THOMAS AND ASSOCIATES LAND AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND: THENCE LEAVING SAID NORTHERLY MARGIN OF HAMILTON CHURCH ROAD WITH THE EASTERLY LINE OF SAID THOMAS AND ASSOCIATES N 26°20'41" E 365.00 FEET TO A IRON ROD (OLD), SAID ROD BEING A CORNER TO THE JAMES H. ROWLETT LAND (BOOK 9515, PAGE 90 R.O.D.C., TN.): THENCE WITH THE SOUTHERLY LINE OF SAID ROWLETT S 50°45'17" E 323.43 FEET TO A IRON ROD (OLD) ON THE WESTERLY MARGIN OF HOBSON PIKE: THENCE WITH SAID WESTERLY MARGIN S 43°43'48" W 85.00 FEET TO A CONCRETE R.O.W. MONUMENT (OLD): THENCE CONTINUING WITH SAID WESTERLY MARGIN S 42°04'14" W 168.46 FEET TO A IRON ROD (NEW): THENCE S 66°00'30" W 62.39 FEET TO A IRON ROD (NEW) ON THE NORTHERLY MARGIN OF SAID HAMILTON CHURCH ROAD: THENCE WITH SAID NORTHERLY MARGIN N 61°21'00" W 125.42 FEET TO A CONCRETE R.O.W. MONUMENT (OLD): THENCE S 29°00'00" W 10.00 FEET TO A IRON ROD (NEW): THENCE N 61°08'19" W 78.68 FEET TO THE POINT OF BEGINNING CONTAINING 89936.91 SQ. FT. OR 2.06 ACRES MORE OR LESS.