Box 1

SPECIAL WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2002.

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
John A. Bridges	**OWNER**	**149-04-0-118.00**
(NAME)	(NAME)	
300 Rural Hill Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	,	
(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, Gary B. Fisher and Alton S. Fisher, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John A. Bridges, 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

unimproved ☐
This is improved ☒ property, known as **337 Bell Road, Nashville, TN 37217**
(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 warranty and forever defend the title to the said land only to the extent and from the date of the GRANTOR acquired the subject property (being 12/26/01) 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.

Davidson County DEEDWARR
Recvd: 05/01/02 09:33 3pgs
Fees:18.00 Taxes:259.00

20020501-0053331

Witness my/our hand(s) this 29th day of April, 2002.

Gary B. Fisher

Alton S. Fisher

By: Gary B. Fisher
Gary B. Fisher, Attorney-in-Fact

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Gary B. Fisher the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 29th of April, 2002.

Commission expires:

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.
My Commission Expires Oct. 9, 2003

Notary Public

State of Tennessee County of Davidson

On this 29th of April, 2002, before me personally appeared Gary B. Fisher, the person who executed the foregoing instrument on behalf of Alton S. Fisher, and acknowledged that he executed the same as the free act and deed of the said Alton S. Fisher, through Power of Attorney granted him by the said Alton S. Fisher.

Commission Expires:

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.
My Commission Expires Oct. 9, 2003

Notary Public

Exhibit "A"

LAND LOCATED IN THE 28TH COUNCILMANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE BEING BOUNDED ON THE NORTH BY GAMMON ON THE EAST BY PARIS AND KELSO ON THE SOUTH BY BRIDGES AND ON THE WEST BY HUNT AND DEERPATH DRIVE AND BEING DESCRIBED ACCORDING TO A BOUNDARY SURVEY BY CAMPBELL, McRAE AND ASSOCIATES SURVEYING INC., NASHVILLE, TN., 37204 (JOHN HOOD TN. R.L.S.#1838) DATED 4-18-02 MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT A IRON ROD (OLD) ON THE NORTHERLY MARGIN OF BELL ROAD, SAID ROD BEING THE NORTHEAST CORNER OF THE JOHN BRIDGES LAND (BOOK 9598, PAGE 732 R.O.D.C., TN.) AND THE SOUTHEAST CORNER OF THE E.A. PARIS LAND (BOOK 4621, PAGE 301 R.O.D.C., TN.); THENCE LEAVING SAID MARGIN WITH SAID BRIDGES AND PARIS , GENERALLY WITH A GRAVEL ACCESS ROAD (OLD BELL ROAD R.O.W. WIDTH UNKNOWN) N 36°40'26" W 84.60 FEET TO A POINT; THENCE N 72°43'10" W 200.20 FEET TO A IRON ROD (NEW) AT A LARGE TREE THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND; THENCE LEAVING SAID OLD BELL ROAD WITH SAID BRIDGES AND AN OLD FENCE N 82°01'17" W (PASSING THE CENTERLINE OF A 100' WIDE T.V.A. EASEMENT AT 256.5 FEET+-) FOR A TOTAL DISTANCE OF 700.02 FEET TO A IRON ROD (NEW) IN THE LINE OF THE MILTON H. HUNT LAND (BOOK 4599, PAGE 840 R.O.D.C., TN.) BEING RESERVED PARCEL "E" ON THE DIVISION OF RESERVED PARCEL "A" EDGE O LAKE ESTATES SECTION 7 (BOOK 5190, PAGE 461 R.O.D.C., TN.); THENCE WITH SAID MILTON N 00°13'39" W ,PASSING A IRON ROD (OLD) ON THE SOUTHERLY MARGIN OF DEERPATH DRIVE AT A CORNER OF LOT 486, SECTION SEVEN EDGE O LAKE ESTATES (BOOK 3700, PAGE 79 R.O.D.C., TN.) , OWNED BY SAID MILTON AT 118.70 FEET FOR A TOTAL DISTANCE OF 190.00 FEET TO A IRON ROD (NEW) AT THE SOUTHWEST CORNER OF THE JOHN DOUGLAS GAMMON LAND (BOOK 5549, PAGE 120 R.O.D.C., TN.); THENCE WITH SAID GAMMON S 82°09'07" E (PASSING THE CENTERLINE OF SAID 100' WIDE T.V.A. EASEMENT AT 241.2' +-) ALSO PASSING THE SOUTHWEST CORNER OF THE JOHN DOUGLAS GAMMON LAND (BOOK 10310, PAGE 119 R.O.D.C., TN.) FOR A TOTAL DISTANCE OF 716.23 FEET TO A IRON ROD (NEW) IN THE CENTERLINE OF SAID OLD BELL ROAD IN THE WESTERLY LINE OF THE CLARENCE MARK KELSO LAND (BOOK 11717, PAGE 494 R.O.D.C., TN.; THENCE WITH SAID OLD BELL ROAD AND SAID KELSO S 04°41'13" W (PASSING A IRON ROD OLD AT SAID KELSO AND SAID PARIS LAND AT 37.7 FEET) FOR A TOTAL DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING CONTAINING 3.07 ACRES MORE OR LESS.

Being the same property conveyed to Alton S. Fisher and Oca Jewell C. Fisher by deed of record in Book 2435, Page 321, Register's Office for Davidson County, Tennessee. The said Alton S. Fisher predeceased Oca Jewell C. Fisher. Property now vested in Gary B. Fisher and Alton S. Fisher by heirship affidavit recorded in Instrument 20020501005330 , said Register's Office.

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

This instrument is executed on behalf of Alton S. Fisher by Gary B. Fisher as his Attorney-in-Fact pursuant to recorded Power of Attorney of record in Instrument # 20020501-0053329, in the Register's Office for Davidson County, Tennessee.