Davidson County DEEDWARR
Recvd: 05/17/02 13:11 2pgs
Fees:13.00 Taxes:860.99

20020517-0060770

Prepared by: Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

Seller: Richmond 4038978
Order No.: 14005

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:
Laura Jo Fisher (Name)	New Owner(s) (Name)
6313 Spera Pointe Crossing (Street Address or Route Number)	(Street Address)
Hermitage, Tennessee 37076 (City) (State) (Zip)	(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to Robert S. Richmond (hereinafter referred to as Grantor, whether one or more) by Laura Jo Fisher, unmarried and Pam R. Smith, unmarried, as tenants in common with right of survivorship (hereinafter referred to as Grantee, whether one or more), Grantors have this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of First Revision Baypointe Subdivision Phase I, of record in Instrument Number 200006210061773, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert S. Richmond by deed from Eastland Construction, Inc., of record in Instrument Number 20010615-0063654, Register's Office for Davidson County, TN.

TAX PARCEL NO.: 98-5B-16CO

Unimproved ( )
This is improved (x) property, known as 6313 Spera Pointe Crossing (House Number) (Street) (P.O. Address)

Hermitage (City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 8TH day of April, 2002, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert S. Richmond

STATE OF VIRGINIA

COUNTY OF ROANOKE

Personally appeared before me, Elizabeth P. Goldstein, a Notary Public in and for said County and State, Robert S. Richmond, the within named bargainor, with whom I am personally acquainted (or proven 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 ROANOKE, VIRGINIA, this 18TH day of APRIL, 2002

Elizabeth P. Goldstein
Notary Public

My Commission Expires: 8/31/2005

STATE OF Tn

COUNTY OF _____

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

Witness my hand and official seal at _____, _____, this _____ day of _____, 20___.

_____
Notary Public

My Commission Expires:

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $232,700.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Betty Hodges

_____

STATE OF Tennessee

COUNTY OF Williamson

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 15 day of May, 2002.

Brian C. Bate
Notary Public

My Commission Expires:
(Affix Seal)

BRIAN C. BATE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 30, 2003