Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6020197

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alexander Ross Fischer and wife, Melissa H. Fischer** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Jeffrey L. Fowler Kristen A. Fowler** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 30th day of July, 2002.

Alexander Ross Fischer

Melissa H. Fischer by Attorney in Fact

Davidson County DEEDWARR
Recvd: 08/05/02 08:18 3pgs
Fees:18.00 Taxes:869.50
20020805-0093155

ACKNOWLEDGEMENT FOR WARRANTY DEED WHICH IS BEING SIGNED BY POWER OF ATTORNEY (ATTORNEY IN FACT)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of July, 2002, before me personally appeared Alexander Ross Fischer to me known to be the person who executed the foregoing instrument on behalf of Melissa H. Fischer and acknowledged that he executed the same as his free act and deed of the said Melissa H. Fischer .

Witness my hand and official seal at Brentwood, Tennessee, **this** 30th **day of** July **2002.**

Notary Public

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
Williamson County, TENN.

My commission expires: 5-22-04

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $235,000.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of July, 2002.

Notary Public

My Commission Expires: 5-22-04

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
Williamson County, TENN.

MAP AND PARCEL NUMBERS: 171-03-A-159.00 CO

ADDRESS NEW OWNER:
1201 Fort Morgan Place
Brentwood, TN 37027

SEND TAX BILLS TO THE SAME ADDRESS

EXHIBIT 'A'

A certian tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee being Lot No. 78 on the Plan of Section 6A, Fredricksburg, of record in Book 7900, Page 509, amended in Book 9700, Page 150, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Alexander Ross Fischer and wife, Melissa H. Fischer by Warranty Deed from Radnor Homes, Inc. dated December 19, 1997 and recorded December 22, 1997 in Book 10731, Page 60, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters of record on plan in Plat Book 7900, Page 509, amended in Book 9700, Page 150, Register's Office for Davidson County, Tennessee. Also subject to restrictions of record as follows: Book 8920, Page 65; Book 9500, Page 393; Book 9860, Page 840; Book 7798, Page 843; Book 10453, Page 931; Book 10694, Page 541; By-laws in Book 8920, Page 45; Charter in Book 8920, Page 40. Easements of record in Book 7993, Page 269; Book 7851, Page 712; Ammenities Area in Book 9443, Page 538; Book 7900, Page 807, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. The taxes for the current year have been prorated and are assumed by the Grantee(s) herein.