File #200350010

Davidson County DEEDWARR
Recvd: 02/03/03 10:59 2pgs
Fees:13.00 Taxes:259.00

20030203-0014338

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 30th day of January, 2003.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Freddy Warrick and Beverly Warrick	Owner	Map 135-8-A
(NAME) 633 Long Hunter Court	(NAME)	Parcel 633.00 CO
(ADDRESS) Nashville TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **SALLY P. FISCHER, A MARRIED WOMAN,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **FREDDY WARRICK AND WIFE, BEVERLY WARRICK,** 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:

A CERTAIN CONDOMINIUM apartment in Davidson County, Tennessee, being Unit No 633, Block 12, on the plan of Tract No. 19, Site Plan, Nashboro Village Nineteen Condominiums, of record in Book 5200, Page 80, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Sally M. Peach, unmarried by Warranty Deed of record in Book 11509, Page 552, said Register's Office. The said Sally M. Peach, now known as Sally P. Fischer.

This conveyance is subject to the following: Restrictive Covenants as of record in Book 4827, Page 14, amended in Book 5469, Page 840; Master Deed as of record in Book 5333, Page 957; By-Laws as of record in Book 5333, Page 999; Easements as of record in Book 4821, Page 105-122 and Book 4915, Page 79-80; Charter of Homeowners' Association as of record in Book 5344, Page 959; and, any and all matters as shown on plat of record in Plat Book 5200, Page 80; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 633 Long Hunter Court, 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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 30th day of January, 2003.

Sally P. Fischer

Matt Fischer

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Sally P. Fischer and Matt Fischer who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of January, 2003.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076