Box 56

This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 01/21/04 15:17 2pgs
Fees:13.00 Taxes:310.80
20040121-0008359

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Thomas W. Fisher, Jr. & wife, Joyce C. Fisher **441 Hickory Glade Drive** **Nashville, TN 37013**	New Owner	**162-1-C 118.00**

WARRANTY DEED

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, we, **Virginia A. Turner, a single person, and Mark R. Turner, a married person**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Thomas W. Fisher, Jr. and wife, Joyce C. Fisher**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain Planned Unit Development in Davidson County, TN, being Unit NO. 118 on the Plan of Phase 2, Hickory Glade, of record in Plat Book 6250, page 889, as amended in Book 6900, page 41, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Virginia A. Turner and Mark R. Turner, mother and son, by deed from W. L. Bainbridge, Inc., of record in Book 7407, page 380, Register's Office of Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. Subject to any and all building and zoning regulations of city, county and state.
2. All matters shown on the Plan of record in Book 6250, page 889, amended in Book 6900, page 41, RODC, TN.
3. Storm Water Detention Agreement of record in Book 6796, page 991, RODC, TN.
4. By-Laws of Hickory Glade, Phase One, Homeowners Association, Inc., of record in Book 6878, page 390, RODC, TN.
5. Easement for sanitary sewers and/or storm drainage in Book 7384, page 941, Book 6421, page 966, and Book 6255, page 611, RODC, TN.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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 his and assigns, against the lawful claims of all persons whomsoever.

AND I, Deneen A. Turner, wife, of Mark R. Turner, join in this conveyance for the purpose of conveying any marital rights that I may have in this property to grantees herein.

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.

This improved property is known as:

441 Hickory Glade Drive, Nashville, TN 37013.

WITNESS OUR HANDS THIS 15th DAY OF JANUARY, 2004, IN FRANKLIN, TENNESSEE.

Virginia A. Turner

Mark R. Turner

Deneen A. Turner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Virginia A. Turner, Mark R. Turner and wife, Deneen A. Turner, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 15th day of January, 2004.

THOMAS N. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 7-24-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $84,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 15th day of January, 2004, in Franklin, Tennessee.

MARK WAYNE BELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires November 27, 2004

Notary Public

My Commission Expires:

15356.2004/MS