(1)

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 02/13/04 11:21 1pgs
Fees:12.00 Taxes:0.00
20040213-0017373

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires Feb. 19, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2004.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane, Suite B-105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Fisher	Tristar Lending Group	
(NAME)	(NAME)	
2156 West Richmond Hill Dr.	2611 Technology Drive	50-13-4
(ADDRESS)	(ADDRESS)	
Nashville, TN	Orlando, FL 32804	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20040135

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I**, Vivian **Fisher**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Joe Fisher and wife, Vivian Fisher**, hereinafter called the GRANTEES, **their** heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Being the southerly part of Lot No. 17 on the Plan of Golden Valley Estates, Section 1, of record in Plat Book 4175, page 142, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the northerly margin of Richmond Hill Drive, this point being the southeast corner of Lot No. 16; thence in a northwesterly direction 90 feet to a pin in the southwest corner of property sold to the State of Tennessee in Book 4677, page 228, R.O.D.C.; thence South 86 deg. 03' 38" West 55 feet to a point in the southeast corner of the said property owned by the State of Tennessee; thence in southeasterly direction 80 feet to a point in the northerly margin of Richmond Hill Drive, this point being the southwest corner of Lot No. 18; thence along said northerly margin of Richmond Hill Drive, 57.81 feet to the point of beginning.

Being the same property conveyed to Vivian Fisher by deed from Marty Penix, married and recorded in Instrument Number 200006050055459, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2156 West Richmond Hill Dr., Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 10th day of February, 2004.

Vivian Fisher

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Vivian 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 10th day of February, 2004.

Commission expires: 11/26/05

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES NOV. 26, 2005

Notary Public