This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 07/27/04 10:04 2pgs
Fees:13.00 Taxes:362.60
20040727-0089492

WARRANTY DEED

Address new owner as:
William T. Fisher, Sr.
3406 McGavock Pike
Nashville, Tennessee 37217

Send tax bills to:
Same

Map-Parcel
Map 120-10
Par 63

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Mary B. Johnson, a widow, have this day bargained and sold, and do hereby transfer and convey to the said William T. Fisher, Sr., his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 78 on the Plan of Seven Oaks, Section No. 4, as of record in Book 2133, page 105, Register's Office for said County.

Said Lo fronts 110 feet on the south side of School Lane and extends back 139 feet on the west line and 222.5 feet on the east line, to a dead line in the rear on which it measures 132.4 feet.

Being the same property conveyed to Charles M. Jeter and wife, Dorcas M. Jeter, by Warranty Deed from Diran Sarafyan and wife, Dorothy E. Sarafyan, dated November 30, 1962, and recorded in Book 3465, page 140, said Register's Office. Both Charles M. Jeter and wife, Dorcas M. Jeter having since died. Mary B. Johnson is the sole devise under the will of Dorcas M., Jeter, Number 04P-276, Seventh Circuit (Probate) for Davidson County, Tennessee.

This is improved property known as 1267 School Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said William T. Fisher, Sr., his heirs and assigns, forever.

And I, Mary B. Johnson, do covenant with the said William T. Fisher, Sr., that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance and for real property taxes for the year 2004.

And I, Mary B. Johnson, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said William T. Fisher, Sr., his heirs and assigns against the lawful claims of all persons whomsoever.

This description is the same used in the previous deed of record.

WITNESS my hand this 21st day of July 2004.

Mary B. Johnson
MARY B. JOHNSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary B. Johnson, the within named bargainor, with whom I am personally acquainted (or proved 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, at office, this 21st day of July 2004.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 98,000.00.

William T. Fisher, Sr.
AFFIANT

Subscribed and sworn to before me, this 21st day of July 2004.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires SEPT. 22, 2007

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.