# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-19-08

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/11/04 10:39 2pgs
Fees:13.00 Taxes:1109.63
20041011-0122440

LAURA SHOUN NOTARY PUBLIC LARGE DAVIDSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Michael W. Dunne** | AMERICAN EXPRESS BANK | **Map 116-13** |
| (NAME) **5959 Post Road** | (NAME) P.O. Box 5954 | **Parcel 73** |
| (ADDRESS) **Nashville, TN 37205** | (ADDRESS) SPRINGFIELD, OH 45501 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **FREDERICK M. FISHER AND WIFE, BARBARA K. FISHER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL W. DUNNE AND WIFE, MARGUERITE G. DUNNE,** 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:

Land in Davidson County, Tennessee, being Lot No. 389 on the Plan of Hillwood Estates, Section 15, as of record in Book 2900, page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 389 fronts 165 feet on the easterly side of Post Road and extends back 225.76 feet on the northerly line and 224.32 feet on the southerly line to the westerly right of way line of the N.C. & St. L. Railroad, measuring 165 feet thereon.

Being the same property conveyed to Frederick M. Fisher and wife, Barbara K. Fisher by deed from Ruth W. Miller, a single person, of record in Book 5586, page 830, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2900, page 117, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5959 Post Road, Nashville, TN

(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 we do covenant with the said GRANTEES that we 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 we do 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 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 20th day of September, 2004.

Frederick M. Fisher

Frederick M. Fisher

Barbara K. Fisher

Barbara K. Fisher

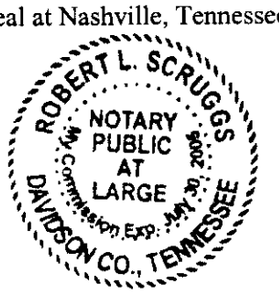
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Frederick M. Fisher and wife, Barbara K. Fisher** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of September, 2004.

Commission expires:




Notary Public