Return to: First Title and Escrow Company, Inc.
Box 9B File Number 23660

(2)

Davidson County DEEDWARR
Recvd: 12/15/04 15:22 2pgs
Fees:13.00 Taxes:351.50
20041215-0149401

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~
DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 3rd day of December, 2004.

Notary Public

My Commission Expires:

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Matthew J. Fisher and Carolyn Fisher
1900 Richard Jones Road, Unit T-2
Nashville, Tennessee

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
117-15-0-A-178.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joshua G. Strickland**, unmarried, hereinafter referred to as Grantors, hereby transfers and conveys to **Matthew J. Fisher and wife, Carolyn Fisher** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit #T-2, of Green Hills Terrace, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, of record in Plat Book 5200, Page 64, said Register's Office, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Joshua G. Strickland by Warranty Deed from April D. Bragg, unmarried, and Eugene Bragg and wife, Nelladean Bragg, of record in Instrument No. 20011220-0140539, Register's Office for Davidson County, Tennessee, dated December 20, 2001, corrected by Quitclaim Deed of Correction appearing as Instrument No. 20041215-0149400, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 5304, Page 702, Book 5304, Page 745, Book 7841, Page 557 Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 1900 Richard Jones Road, Unit T-2, Nashville, Tennessee.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 3rd day of December, 2004.

Joshua G. Strickland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua G. Strickland, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of December, 2004.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 11/02/05