WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,500.00

William T. Fisher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2005

Notary Public:

MY COMMISSION EXPIRES: ~~01/29/05~~ 1/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William T. Fisher	NEW OWNER	Map 42
3406 McGavock Pkwy.		Group 7
Nashville, TN 37217		Parcel 2

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

Shelley J. Keen, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
William T. Fisher and wife, Dorothy A. Fisher
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:

BEING Lot No. 15, on the Plan of Section Two, Bonnie-Brae of record in Plat Book 2330, Page 123, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Beginning at a point on the northwesterly margin of Nesbitt Drive at the corner of Lots Nos. 15 and 16; thence with the line between said lots northwesterly 254 feet to a point; thence N 35 deg. 42' W. 124 feet to a point; thence S 87 deg. 34' E 267 feet to a point in the westerly margin of Summerfield Drive; thence with the margin of same southwardly 194.3 feet to the beginning of a curve; thence around said curve in a southwesterly direction 36.15 feet to a point in the margin of Nesbitt Drive, thence with same 110 feet to the beginning.

BEING the same property conveyed to Shelley J. Keen, by Quitclaim Deed from Michael T. Keen of record in Instrument 20050114-0005251, said Register's Office. See also deed of record in Instrument 20040322-0032200, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2592, Page 481; Book 2695, Page 103; and Book 2695, Page 623, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2330, Page 123, said Register's Office; (3) Natural Gas Line Easement of record in Book 1939, Page 560, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 814 Nesbitt Lane, Madison, TN 37115

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 my hand this 26th day of January, 2005.

Shelley J. Keen

Davidson County DEEDWARR
Recvd: 01/27/05 10:37 2 pgs
Fees:13.00 Taxes:416.25

20050127-0010071

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shelley J. Keen, 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 and official seal at Nashville, Tennessee, this 26th day of January, 2005.

My Commission Expires: ~~01/29/05~~ 1/27/07

Notary Public

