WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/05 09:26 2 pgs
Fees:13.00 Taxes:1110.00

20051003-0118150

State of Tennessee)
County of Davidson)

05-08-029-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of September, 2005

Notary Public

My Commission Expires: 3.6.06

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN My Comm. Exp. March 6, 2006

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
RICHARD D. FISHER AND ROSEMARY G. FISHER	Franklin American Mortgage Company	129-G-0
(NAME) 6608 Clearbrook Drive	STE. 400 (NAME) 501 Corporate Centre Dr.	49.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **FRANCES Z. SHMERLING, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RICHARD D. FISHER AND WIFE, ROSEMARY G. FISHER**, hereinafter called the Grantee(s), 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. 123, on the Plan of West Meade Park, Section One, of record in Book 2900, Page 103 and 104, and as amended in Book 3186, Page 617, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to ABRAM C. SHMERLING AND WIFE, FRANCES Z. SHMERLING, by Deed from WEST MEADE PARK CORPORATION, of record in Book 3160, Page 373, Register's Office for Davidson County, Tennessee. AND further conveyed to Lawrence E. Levine, Trustee by Deed from Abram C. Shmerling and wife, Frances Z. Shmerling, of record in Book 3672, Page 275, said Register's Office. AND further conveyed to Frances Z. Shmerling by Deed from Lawrence E. Levine, Trustee, of record in Book 3672, Page 276, dated December 19, 1963, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

ABRAM C. SHMERLING, spouse of the above named **FRANCES Z. SHMERLING,** joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

THIS instrument is being executed in behalf of **ABRAM C. SHMERLING** pursuant to a Power of Attorney executed by same on the 30th day of November, 2002, recorded in Instrument No. 20021203-0148662, said Register's Office.

BEING unimproved ☐
Improved ☒ property known as: 6608 Clearbrook Drive, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 29TH day of September, 2005

Frances Z. Shmerling
FRANCES Z. SHMERLING

Abram C. Shmerling
ABRAM C. SHMERLING
By Frances Z. Shmerling
Atty in Fact

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 **FRANCES Z. SHMERLING, MARRIED**, the bargainor(s), 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 Brentwood, Tennessee, this 29TH day of September, 2005.

My Commission Expires: 03/31/07

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee)
COUNTY OF Davidson)

On this 29th day of September, 2005, before me personally appeared **FRANCES Z. SHMERLING**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **ABRAM C. SHMERLING**, and acknowledged that she executed the same as the free act and deed of the said **ABRAM C. SHMERLING**.

Witness my hand and official seal at Brentwood, Tennessee, this 29TH day of September, 2005.

My Commission Expires: 03/31/07

Notary Public

NOTARY PUBLIC AT LARGE