This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 04/07/06 13:53 2 pgs
Fees:13.00 Taxes:475.45
20060407-0040559

ADDRESS NEW OWNER:

John B. Warner, Sr.
Patricia D. Warner
814 Nesbitt Lane
Madison, TN 37115

SEND TAX BILL:

New Owner

MORTGAGEE:
n/a

MAP AND PARCEL:

Map 42-7; Parcel 2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William T. Fisher a/k/a William T. Fisher, Sr., and wife, Dorothy A. Fisher**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **John B. Warner, Sr. and wife, Patricia D. Warner** (Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Section Two, Bonnie Brae, as of record in Plat Book 2330, page 123, Register's Office for Davidson County, Tennessee, to which plan 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 North 35 deg. 42' West 124 feet to a point; thence South 87 deg. 34' East 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 William T. Fisher and wife, Dorothy A. Fisher, by deed from Shelley J. Keen, unmarried, dated January 26, 2005, of record in Instrument No. 20050127-0010071, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 814 Nesbitt Lane, Madison, TN 37115.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate,

title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 7th day of April, 2006.

William T. Fisher, Sr.

Dorothy A. Fisher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared William T. Fisher, Sr. and Dorothy A. Fisher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 7th day of April, 2006.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $128,500.00.

AFFIANT

Subscribed and sworn to before me
This 7th day of April, 2006.

NOTARY PUBLIC

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009