Limestone

Davidson County DEEDWARR
Recvd: 08/09/06 13:18 3 pgs
Fees:18.00 Taxes:666.00
20060809-0098018

THIS INSTRUMENT PREPARED BY:
BOTTORFF, KAVIN & COOK, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

WARRANTY DEED

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Address New Owner:	Send Tax Bills To:	Map-Parcel
James M. Fischer, Jr.	Owner	159-0-224
4200 Franklin Rd.		
Nashville, TN 37204		

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $180,000.00

Affiant

Subscribed and sworn to before me this 30th day of June, 2006.

Notary Public

My Commission Expires: 11/23/2007

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FOR AND IN CONSIDERATION of One Hundred Eighty Thousand & No/100 Dollars ($180,000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **GILBERT B. BOSSE, JR.** ("Grantor") by these presents does hereby transfer, sell and convey to **JAMES M. FISCHER, JR.** ("Grantee"), his heirs and assigns, all his interest, right and title in and to certain property located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 1B on the Plan of Zone Lot Division, James N. Stansell, Jr. Property, of record in Plat Book 6200, Page 96 and amended in Book 6250, page 534, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gilbert B. Bosse, Jr., by Deed from Marsha H. Anderson, unmarried, dated April 21, 1998, of record in Book 10899, page 374, Register's Office, Davidson County, Tennessee.

Included in the above-referenced description but excluded is property conveyed to the State of Tennessee by Gilbert B. Bosse, Jr. described as follows:

Beginning at the point of intersection of the existing south margin of SR.254 and the southeast boundary of the G.M. Builders, Inc. property; thence with said

existing margin easterly 66 feet more or less; thence with the northwest boundary of the Matthew W. Hubbard, Etal property south 39 degrees, 56 minutes, 00 seconds west 85.29 feet to a point, said point being 93.232 feet right of SR.254 proposed centerline station 8+448.497; thence with the proposed south margin of said road south 89 degrees, 53 minutes, 03 seconds west 71.87 feet to a point, said point being 105.594 feet right of SR.254 proposed centerline station 8+406.593; thence with said southeast boundary north 39 degrees, 56 minutes, 16 seconds east 95.81 feet to the point of beginning, containing 0.114 acres and being part of the same property conveyed by Marsha H. Anderson to Gilbert B. Bosse, Jr. as of record in book 10899, page 374, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Tennessee Department of Transportation by Deed from Gilbert B. Bosse, Jr., of record as Instrument No. 20010517-0051417, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions of record and all matters shown on the plan of record and real property taxes for 2006.

This is improved property known as 1243 Old Hickory Blvd., Nashville, Tennessee 37027.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever.

AND Grantor does hereby covenant with the Grantee that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said real property to the Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hands on this the 30th day of June, 2006.

GRANTOR:

GILBERT B. BOSSE, JR.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GILBERT B. BOSSE, JR., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2006.

Notary Public

My Commission Expires: Nov 19, 2008

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.