This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Curtis L. Fisher
2500 C West Linden
Nashville, Tennessee 37212

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Flagstar Bank, FSB
P. O. Box 7026
Troy, MI 48007-7026

MAP 104-15
GROUP
PARCEL 477

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James A. Terrell, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Curtis L. Fisher and wife, Rebekah E. 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot No. 1 and Part of Lot No. 2 on the Map of Sunset Park Subdivision, of record in Instrument #20051102-0132721, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to James Terrell, married by deed from David Mark Green and Linda Carolyn Burton, equally and as tenants in common of record in Instrument no. 20051121-0140270, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **2500 C West Linden, Nashville, Tennessee 37212.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

*Pam Terrell, spouse of James A. Terrell, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

Davidson County DEEDWARR
Recvd: 12/18/06 14:26 2 pgs
Fees:13.00 Taxes:2219.63



20061218-0155745

WITNESS our hands this the **11th** day of **December, 2006.**

James A. Terrell

Pam Terrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James A. Terrell and Pam Terrell**, the bargainors, 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 within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 11th day of December, 2006.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $599,900.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of December, 2006.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008