WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF February 2007

Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seana S. Fisher (NAME)	Same as new owner (NAME)	MAP 44-15
900 Lawrence Street (ADDRESS)	(ADDRESS)	PARCEL 142.00
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Herbert Goodrich and wife, Yvonne Goodrich

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Seana S. Fisher a single woman

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 Land in Davidson County being Lot No 276, Sec A, Village of Old Hickory, as of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee. Said Lot No. 276 fronts 83 feet on the Westerly side of Lawrence Street, and extends back between parallel lines, 87.3 feet to dead line.

Being the same property conveyed to Herbert Goodrich and Yvonne Goodrich, husband and wife from PNC Bank, National Association, Attorney In Fact for E*Trade Bank by Deed recorded July 20, 2006 as Instrument Number 20060720-0087790, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2007 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO the plan of Sec A Village of Old Hickory, of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee, which shows a owner's certificate, certain notes, easements and building setback lines , if any, as may be set forth thereon.

Davidson County DEEDWARR
Recvd: 02/15/07 13:47 2 pgs
Fees:13.00 Taxes:610.50

20070215-0019474

unimproved ( )
This is improved (X) property, known as 900 Lawrence Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 13th day of February 2007

Herbert Goodrich

Herbert Goodrich

Yvonne Goodrich

Yvonne Goodrich

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 Herbert Goodrich and wife, Yvonne Goodrich

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 13th day of February, 2007.

Commission expires March 20, 2010

Notary Public

JEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public