Davidson County DEEDWARR
Recvd: 02/04/08 11:17 2 pgs
Fees:13.00 Taxes:810.30

20080204-0011273

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $219,000.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2008.

Notary Public
My commission expires:

05-0801-64008

Address of New Owner:	Send Tax Bills to:	Tax Information
Amy Jo Fisher 1102 Sunnymeade Drive Nashville TN 37216	Pinnacle National Bank 211 Commerce Street #300 Nashville, TN 37201	061-15-0 164.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher M. Beals and wife, Jacqueline M.S. Beals**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Amy Jo Fisher**, hereinafter called the Grantees, their successors 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. 3 of Block "A", on the Plan of Sunnymeade Subdivision, of record in Book 843, Pages 4 and 5, Register's Office for said County, which is the same as Lot No. 3 of Block "A" on the Revised Plan of Sunnymeade Subdivision of record in Book 974, Pages 56 and 57, to which plan reference is hereby made for a more complete description.

Said Lot No. 3 fronts 61.2 feet on the southerly side of Golf Club Drive or Sunnymeade Avenue and runs back between lines, 140 feet on the easterly line and 142.2 feet on the westerly line to a dead line on which it measures 36 feet.

Being the same property conveyed to Christopher M. Beals and Jacqueline M.S. Beals by deed from Eastminster Presbyterian Church, dated 8-16-02, recorded 8-23-02, of record in Instrument No. 20020823-0102085, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1102 Sunnymeade Drive, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 31st day of January, 2008.

Christopher M. Beals

Jacqueline M.S. Beals

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher M. Beals and Jacqueline M.S. Beals, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 31st day of January, 2008.

Notary Public
State of Tennessee at Large

My Commission expires: 5/22/2010

