Davidson County	DEEDWARR
Recvd: 05/07/08 08:05	3 pgs
Fees:18.00 Taxes:629.00	
20080507-0046822	

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Wayne Fisher
3050 Edgemont Drive
Nashville, TN 37214

MORTGAGEE

SEND TAX BILLS
MORTGAGEE
JP Morgan Chase Bank NA
700 Kansas Lane
Monroe, LA 71203-4774

MAP-PARCEL:
MAP 085-11
PARCEL 012.00

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 of which is hereby acknowledged, I/we, **Daryl Spicer and Brian Oldham,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Wayne Fisher and wife, Tammy 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:

Being Lot No. 163 on the plan of Stanford Country Club Estates, Section Three, as of record in Plat Book 2900, Page 67, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daryl Spicer, a married man and Brian Oldham, a married man by Substitute Trustee's Deed from Elizabeth A. Cash, Substitute Trustee, dated January 8, 2008 and of record in Instrument No. 20080111-0003692, Register's Office for Davidson County, Tennessee.

This is investment property and is not subject to marital rights.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5166, Page 823, easements, notes; covenants and conditions as shown on the plan of record in Plat Book 2900, Page 67, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **3050 Edgemont Drive Nashville, TN 37214.**

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 hands this 1st day of May, 2008.

Daryl Spicer

Brian Oldham

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Daryl Spicer and Brian Oldham, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of May, 2008.

NOTARY PUBLIC

My Commission Expires: 2-6-2010

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever ~~is~~ greater for this transfer is $170,000.00.

AFFIANT

Subscribed and sworn to before me this 1st day of May, 2008.

NOTARY PUBLIC

My Commission Expires: 2-6-2010

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

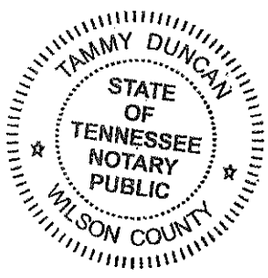
COUNTY OF WILSON

Personally appeared before me, Tammy Duncan, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 1/23/2011



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