Davidson County DEEDWARR
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Fees:13.00 Taxes:7030.00

20080703-0069232

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First Title & Escrow Co., Inc.
#27810

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,980,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-14-09

(AFFIX SEAL)

WARRANTY DEED

B-BS-08-2320

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William N. Fry, IV	New Owner (NAME)	
2320 Golf Club Lane (ADDRESS)	(ADDRESS)	117-6-7.00
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we W. MARK SCHAEFER AND WIFE, HEATHER V. SCHAEFER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM N. FRY, IV AND WIFE, LEE ANNE FRY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 1 ON THE PLAN OF FARM LANDS OF SAMUEL WATKINS, DECEASED, OF RECORD IN BOOK 57, PAGE 16, REGISTER'S OFFICE FOR SAID COUNTY, BEING LOT NO. 3 ON AN UNRECORDED PLAN MADE BY W. B. SOUTHGATE, SURVEYOR, SEPTEMBER, 1926, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTHERLY MARGIN OF GOLF CLUB ROAD, AT A POINT 340 FEET WEST OF THE WESTERLY MARGIN OF WORTHAM, FORMERLY MEDLAND, AVENUE, WHICH AVENUE ADJOINS AND IS IMMEDIATELY WEST OF THE LAND CONVEYED TO C. F. ANDERSON BY DEED FROM E. L. HAMPTON AND WIFE, OF RECORD IN BOOK 716, PAGE 259, SAID REGISTER'S OFFICE; THENCE, WITH THE NORTHERLY MARGIN OF GOLF CLUB ROAD, NORTH 86 DEGREES 36 MINUTES WEST 170 FEET TO THE CORNER OF LOT NOS. 3 AND 4; THENCE, WITH THE LINE BETWEEN SAID TWO LOTS, NORTH 3-1/2 DEGREES EAST 300 FEET; THENCE, SOUTH 86 DEGREES 30 MINUTES EAST 170 FEET TO THE CORNER OF LOT NOS. 2 AND 3; THENCE, WITH THE LINE BETWEEN SAID TWO LOTS, SOUTH 3-1/2 DEGREES WEST 300 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO W. MARK SCHAEFER AND WIFE, HEATHER V. SCHAEFER BY WARRANTY DEED FROM LAURENCE DEFRANCE AND WIFE, CHRISTINE A. DEFRANCE, RECORDED ON THE 22ND DAY OF NOVEMBER, 2005 IN INSTRUMENT NO. 20051122-0141090, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 57, PAGE 16, BOOK 7787, PAGE 790, AND BOOK 7787, PAGE 791; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 2320 Golf Club Lane, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 1st day of July, 2008.

W. Mark Schaefer

Heather V. Schaefer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. Mark Schaefer and Heather V. Schaefer, the within named bargainor, 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 the 1st day of July, 2008.

Notary Public

My Commission Expires: 7-2470

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903