Davidson County DEEDWARR
Recvd: 07/14/08 10:58 3 pg
Fees:18.00 Taxes:462.50
20080714-0071902

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $125,000.00

Affiant

Subscribed and Sworn to me, this 11th day of July, 2008.

Notary Public

My commission expires:
1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Michael L. McDonald 1316 Harwood Drive Nashville, TN 37206	Franklin American Mortgage Company 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067	MAP & PARCEL 08304010800

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles E. Eubank, Amy Eubank Hart, Malinda Eubank Benson, Christine Eubank Rattlingtail, Gary Schow, David Schow, Debra Fisher Foll, Terry Fisher (by and through Norma Schow, Attorney in Fact) and Norma Schow, the heirs at law of Johnnie M. Fisher, deceased,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Michael L. McDonald, unmarried**, hereinafter called the Grantee, his 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. 3 on the Plan of Part Five of Porter Heights, as of record in Book 2083, page 81, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 82.5 feet on the westerly side of Harwood Drive and runs back between parallel lines 200 feet to a dead line on which it measures 82.5 feet.

Being the same property conveyed to Harvill W. Fisher and wife, Johnnie Fisher by deed from Charles R. Hazelwood and wife, Mary R. Hazlewood dated June 12, 1954, of record in Book 2282, page 9, Register's Office for Davidson County, Tennessee. The said Harvill W. Fisher died July 8, 1997, leaving Johnnie M. Fisher as surviving tenant by the entirety. Johnnie M. Fisher died September 6, 2007, and the beneficiaries under the Will probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division Docket No. 07P1955 are Charles E. Eubank, Amy Eubank Hart, Malinda Eubank Benson, Christine Eubank Rattlingtail, Gary Schow, David Schow, Debra Fisher Foll, Terry Fisher and Norma Schow.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2083, Page 81, said Register's Office.

This is (x) improved ( ) unimproved property known as 1316 Harwood Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 11th day of July, 2008.

Charles E. Eubank by
Norma Schow Atty-in-Fact
CHARLES E. EUBANK

Amy Eubank Hart by
Norma Schow atty-in-Fact
AMY EUBANK HART

Malinda Eubank Benson by
Norma Schow atty-in-Fact
MALINDA EUBANK BENSON

Christine Eubank Rattlingtail by
Norma Schow atty-in-Fact
CHRSTINE EUBANK RATTLINGTAIL

Gary Schow by
Norma Schow atty-in-Fact
GARY SCHOW

David Schow by
Norma Schow atty-in-Fact
DAVID SCHOW

Debra Fisher Foll by
Norma Schow atty-in-Fact
DEBRA FISHER FOLL

Terry Fisher by
Norma Schow atty-in-Fact
TERRY FISHER

All of the above named by Norma Schow by Power of Attorney of record in Instrument No. Register's Office for Davidson County, Tennessee

Norma Schow
NORMA SCHOW

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On July 11, 2008, before me personally appeared **NORMA SCHOW** to me known to be the person who executed the foregoing instrument in behalf of and acknowledged that he executed same as the free act and deed of said **Charles E. Eubank, Amy Eubank Hart, Malinda Eubank Benson, Christine Eubank Rattlingtail, Gary Schow, David Schow, Debra Fisher Foll, Terry Fisher** for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 2008.

Notary Public

My Commission Expires: 1/24/09

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Norma Schow,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 2008 .

Notary Public

My Commission Expires: 1/24/09

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY