Davidson County DEEDWARR
Recvd: 10/14/08 09:54 2 pgs
Fees:13.00 Taxes:333.00
20081014-0103280

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW08620

Send Tax Bills To:
Franklin American Mortgage Co.
501 Corporate Centre Dr., Ste 400
Franklin, TN 37067

New Owner is:
Dionne L. Fisher
2156 W. Richmond Hill Drive
Nashville, TN 37207

Map & Parcel: 050-13-0-004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Joe Fisher and wife, Vivian Fisher** , hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said **Dionne L. Fisher** , hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being the southerly part of Lot No. 17 on the Plan of Golden Valley Estates, Section One, of record in Plat Book 4175, page 142, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northerly margin of Richmond Hill Drive, this point being the southeast corner of Lot No. 16; thence in a northwesterly direction 90 feet to a pin in the southwest corner of property sold to the State of Tennessee in Book 4677, page 228, R.O.D.C.; thence South 86 deg. 03' 38" West 55 feet to a point in the southeast corner of the said property owned by the State of Tennessee; thence in a southeasterly direction 80 feet to a point in the northerly margin of Richmond Hill Drive, this point being the southwest corner of Lot No. 18; thence along said northerly margin or Richmond Hill Drive, 57.81 feet to the point of beginning.

Being the same property conveyed to Joe Fisher and wife, Vivian Fisher by Quitclaim Deed from Vivian Fisher, dated 2-10-04 and recorded 2-13-04 in Instrument Number 20040213-0017373; and previously conveyed to Vivian Fisher by Warranty Deed from Marty Penix, married, dated 5-31-00 and recorded 6-5-00 in Instrument Number 20000605-0055459, Register's Office for Davidson County, Tennessee.

Property Address: **2156 West Richmond Hill Drive, Nashville, TN 37207**

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantors do further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 10th day of October, 2008.

Joe Fisher
JOE FISHER

Vivian Fisher
VIVIAN FISHER

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Joe Fisher and Vivian Fisher**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 10th day of October, 2008.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Connie Madden
NOTARY PUBLIC
My Commission Expires: 1/12/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$90,000.00**.

Dionne L. Fisher
AFFIANT

SWORN TO and subscribed before me this 10th day of October, 2008.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Connie Madden
NOTARY PUBLIC
My commission expires: 1/12/09