WARRANTY DEED

BILL GARRETT, Davidson County
T20090017678 DEEDWARR
Recvd: 03/17/09 09:59 2 pgs
Fees:13.00 Taxes:390.35
20090317-0023784

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 105,500.00 (
Chris Wallin
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF March, 2009
Notary Public
MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Collinsworth Chris Wallin c/o Bright (NAME)	Attn: Adam Johnson Collinsworth Bright (NAME)	07209011300
209 Cummins Station, S. 216 ~~912 Burchwood Avenue~~ (ADDRESS)	209 Cummins Station, S. 216 (ADDRESS)	
Nashville, TN ~~37216~~ 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gracie S. Fishback

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chris Wallin and wife, Camille Wallin

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:

Land in Davidson County, Tennessee, being Lot No. 53 and the westerly 1/2 of Lot No. 52 on the Map of Burchwood Place Extended Subdivision, of record in Plat Book 843, Page 101 in the Register's Office for Davidson County, Tennessee.

SAID LOT AND PART OF SAID LOT ADJOIN AND FRONT TOGETHER 111 FEET ON THE SOUTHERLY SIDE OF BURCHWOOD AVENUE AND RUN BACK BETWEEN PARALLEL LINES 139 FEET, MORE OR LESS, TO A DEAD LINE ON WHICH THEY MEASURE 112.5 FEET, MORE OR LESS.

Being the same property conveyed to Roscoe W. Fishback by deed from James Anthony Roberts and wife, Margie B. Roberts of record in Book 5680, Page 265 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Gay Lisa Levine, Trustee and in same deed from Gay Lisa Levine as Trustee to Roscoe W. Fishback and Gracie S. Buie as joint tenants with right of survivorship by Quitclaim Deed of record in Book 6093, Page 269 in the Register's Office for Davidson County, Tennessee. The said Roscoe W. Fishback having since died. The said Gracie S. Fishback and Gracie S. Buie are one in the same person.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2009 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO notes, easements, building setback lines, etc., if any, as may be set forth on the Map of Burchwood Extended Subdivision of record in Book 843, Page 101 in the Register's Office for Davidson County, Tennessee AND further subject to Deed of Trust executed by Roscoe W. Fishback and Gracie S. Buie to Joseph E. Pitt, Trustee, to secure to Irwin Mortgage Corporation dated 10/27/03 and recorded as Instrument No. 20031103-0160769, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 912 Burchwood Avenue, Nashville, TN 37216
(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 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 my hand this 6th day of March, 2009

Gracie S. Fishback
Gracie S. Fishback

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gracie S. Fishback

the 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 Madison, Tennessee, this 6th day of March, 2009.

Commission expires March 20, 2010

Notary Public

DEANNE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public