BILL GARRETT, Davidson County
Trans:T20090079618 DEEDWARR
Recvd: 11/23/09 15:11 2 pgs
Fees:13.00 Taxes:402.93
20091123-0107702

File Box 30

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $108,900.00

Subscribed and sworn before me this the 17th day of November, 2009.

Affiant

(Affix Seal)

SELINA KNIGHT NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Notary Public

WARRANTY DEED

901032

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Gloria Vorrice
1139 Nashboro Blvd
Nashville, TN 37217

Send tax bills to:
Peoples Home Equity, Inc
213 Ward Circle, Ste. 201
Brentwood, TN 37027

Map 135-12-D, Parcel 139CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

James M. Fischer, Jr.

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Gloria Vorrice , an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, Being a certain condominium apartment, Unit Number 139 on the Plan of the Fairway Villa Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended Tennessee Code Annotated, and as established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fairway Villa Townhomes, as of record in Instrument No. 20040303-0024241, which instrument restates those covenants, conditions and restrictions first shown in Instrument No. 20030623-0086235, as amended in Instrument No. 20040105-0001208, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to each Unit, as set forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Units.

Being all of the same property conveyed to James M. Fischer, Jr. by deed from Clubhouse Trails, a Joint Venture composed of Fischer & Ford Group, LLC, a Tennessee Limited Liability Company and Houston Investments, Inc., a Tennessee Corporation, dated 02/17/07, of record in Instrument No. 20070315-0031599, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2009, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 1139 Nashboro Blvd, Unit #139, Nashville, TN, 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 17th day of November, 2009.

James M. Fischer, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named James M. Fischer, Jr. , , 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 17th day of November, 2009. .

My commission expires:_____

Notary Public

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010