29-1-463

WARRANTY DEED

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
$124,400.00.

Affiant

Subscribed and sworn to before me this 31 day of December, 2009.

Notary Public
My Commission Expires October 28, 2012
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brent R. Fisher	Franklin American Mtg. Co.	120-09-0-041.00
519 Glenpark Drive	501 Corporate Centre Dr. #400	
Nashville, TN 37217	Franklin. TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles E. Walker**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brent R. Fisher, an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of Lot No. 5A 10 on the plan of Glengarry Park, Section "Five-A", of record in Book 3300, page 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot 5A 10 fronts 80 feet on the northwesterly side of Glenpark Drive and extends back 139.8 feet, more or less, on the northwesterly line and 140.0 feet, more or less, on the southwesterly line, to a line in the rear on which it measures 80 feet.

Being the same property conveyed to Charles E. Walker, from The Secretary of Housing and Urban Development, by deed on August 19, 2009, of record in Instrument Number 20090827-0080758, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2010 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 120-19-0-041.00.
- Subject to all matters as shown on the Plan of record in Book 3300, page 58, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3501, page 635; and Book 3377, page 567; and Book 2796, page 604; and Book 3186, page 148; and Book 2743, page 231, Register's Office for Davidson County, Tennessee.

This is improved property known as: **519 Glenpark Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 31, 2009.

Charles E. Walker

BILL GARRETT, Davidson County
Trans:T20100002734 DEEDWARR
Recvd: 01/14/10 11:16 2 pgs
Fees:13.00 Taxes:460.28
20100114-0003507

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles E. Walker** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 31, 2009

My commission expires 8/10/10

Notary Public

