RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 29822
(Davidson County File Box 9-B)

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50675
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Halsey Fischer Ginger Kaye Fischer 119 Prospect Hill Nashvuille, TN 37205	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288

TAX MAP-PARCEL NUMBERS: 116080F11900CO

BILL GARRETT, Davidson County
Trans:T20110041458 DEEDWARR
Recvd: 07/11/11 11:50 2 pgs
Fees:13.00 Taxes:1753.80
20110711-0052832

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$474,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rachel Kornman, a widow who has not remarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Halsey Fischer and spouse, Ginger Kaye Fischer** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of (Revised) Sugartree Phase III of record in Book 5050, pages 67-71, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Morris Kornman and wife, Rachel Kornman by deed from Richard D. Bird, Trustee, dated December 7, 1977 and recorded on December 7, 1977, of record in Book 5230, page 990, and re-recorded in book 5311, page 510, Register's Office for Davidson County, Tennessee. Morris Kornman subsequently conveyed all of his interest in subject property to Rachel Kornman by quitclaim deed, dated November 28, 1988 and recorded on November 28, 1988, of record in Book 7714, page 425, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5050, Pages 67-71, said Register's Office, which Plan shows a 15 foot minimum building setback line from Prospect Hill, together with additional setback designations, and easement for public utility and drainage purposes, to which Plan reference is made for more complete details of description; The Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, Book 4874, page 463, Book 4911, page 356, Book 4996, page 126 Book 5003, page 688, Book 5087, page 220 Book 5152, page 401, Book 4860, page 117 Book 5050, page 67, Book 5514, page 138 Book 5691, page 61, Book 11758, page 466, said Register's Office, which set forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 119 Prospect Hill, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of July, 2011.

Rachel Kornman

Rachel Kornman

State of TENNESSEE

County of DAVIDSON

On this 7th day of July, 2011 , before me the undersigned authority, personally appeared Rachel Kornman , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $474,000.00

Affiant

Sworn and subscribed before me this the 7th day of July, 2011

My Commission Expires: BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

Notary Public