WARRANTY DEED

BOOK 11418 PG. 166

MELODY A. HAYES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,410.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 8-5-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger K. Fett	CHASE MANHATTAN MORTGAGE	MAP 065-09-0-A
(NAME)	(NAME)	
816 Thomas Bay Court	343 Thornall Street	PARCEL 024.00
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Edison, NJ 08837	
(CITY) (STATE) (ZIP)	(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, Fischer & Ford Group, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger K. Fett and wife, Peggy A. Fett

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. 84 on the Plan of Lakewood Village, Section One, of record in Book 9700, Page 555, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being a part of the same property conveyed to Fischer & Ford Group, LLC by deed from Annie Elizabeth Perry Executor of the Estate of Fannie Lou Wheeler of record in Book 10535, Page 523 Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1999 and subsequent years, and to restrictions and easements of record.

0570095

IDENTIFICATION REFERENCE

99 APR -6 PM 2:47

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

8052 04/06 0101 03CHECK 508.32

unimproved ( )
This is improved (X) property, known as 816 Thomas Bay Court, Antioch, Tennessee 37013
(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 our hand s this 15th day of March 19 99

Fischer & Ford Group, LLC
By: _____
James M. Fischer, Jr., Chief Manager

Attest: _____
James A. Ford, Secretary

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James M. Fischer, Jr. and James A. Ford with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Chief Manager and Secretary respectively of the Fischer & Ford Group, LLC the within named bargainor, and corporation, and that they as such Chief Manager and Secretary being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James M. Fischer, Jr. as such Chief Manager, and attesting the same by the said James A. Ford as such Secretary.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 15th day of March 19 99.

My commission expires 8-5-2002 Melody A. Hayes

Notary Public

MELODY A. HAYES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11418 PG. 168

05700095
IDENTIF. & REFERENCE

99 APR -6 PM 2:47

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	134410.00
CON TX	497.32
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	508.32
CHECK	508.32

04/06/99 01 14:49 0001 8052

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1447073