WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/15/02 12:20 2pgs
Fees:13.00 Taxes:521.70

20020215-0020279

02B-6572

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES: 11/30/2002
(AFFIX SEAL)

DAVIDSON COUNTY TN NOTARY PUBLIC LARG...

My Commission Expires Nov. 30, 2002

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marty E. Felts (NAME)	NATIONAL BANK OF COMMERCE (NAME)	165-09-O-A
1964 Port James Circle (ADDRESS)	115 29th Avenue, South (ADDRESS)	055.00CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marty E. Felts and Tara Felts, husband and wife

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. 69 on the Plan of Section Two, Lakewood Village, of record in Instrument No. 200002150015148, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being 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 made subject to taxes for 2002 and subsequent years, easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 1964 Port James Circle, 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 my hand this 4th day of February, 2002

Fischer-Ford Group LLC
By:
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 _____, _____ .

Commission expires _____ _____

Notary Public

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

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James A. Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that he is the Secretary of Fischer-Ford Group, LLC, a Tennessee limited liability company, and that he being authorized so to do, executed the within instrument for the purposes therin contained on behalf of the said Fischer-Ford Group LLC, by signing his name as such Secretary.

Witness my hand and official seal at office, this February 4, 2002.

Tammy Wyatt Potts
Notary Public

My Commission expires: 11/30/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires Nov. 30, 2002