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Realty Title 484
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Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $139,900.00.

Affiant

Subscribed and sworn to before me, this 30th day of May, 2003

Notary Public
My commission expires: 10/19/04

MARY JANE HARDEN NOTARY PUBLIC AT LARGE GILES COUNTY, TENN.
My Commission Expires October 19, 2004

File No. 80714

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jeff A. Broders	1st Trust Bank For Savings	135-10-C-021.00
1852 Olive Circle	P.O. Box 17257	
Nashville, TN 37217	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Fischer & Ford Group, LLC, a Tennessee limited liability company, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeff A. Broders , hereinafter called the Grantees, their successors 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. 19 on the Plan of Ransom Park, Section One, as of record in Instrument no. 20011207-0135208, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fischer & Ford Group, LLC, a Tennessee limited liability company, by Warranty Deed from Ransom Park, Inc., a Tennessee corporation, of record in Instrument No. 20011207-0135208, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1852 Olive Circle, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 06/06/03 11:05 2pgs
Fees:13.00 Taxes:517.63
20030606-0078400

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 30th day of May, 2003.

Fischer & Ford Group, LLC

James A. Ford, Secretary

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 A. Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of Fischer & Ford Group, LLC, a Tennessee limited liability company, and that he is authorized by Fischer & Ford Group, LLC, to execute this instrument on its behalf.

Witness my hand in Franklin, TN, this 30th day of May, 2003.

Notary Public

My Commission expires 10/19/04

MARY JANE HARDIN NOTARY PUBLIC AT LARGE GILES COUNTY, TENN.
My Commission Expires
October 19, 2004