State of Tennessee
County of Davidson

Davidson County DEEDWARR
Recvd: 07/28/03 14:58 2pgs
Fees:13.00 Taxes:506.54
20030728-0105244

This actual consideration or value – whichever is greater- is $ 136,902

Affiant

Subscribed and sworn before me this the 16th day of July 2003.
My Commission Expires: 3/25/06

Notary Public

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
600 Jackson Square Boulevard Suite 1000
Lavergne, TN 37086

Address of New Owner:	Improved Property known as:	Send Tax Bills to:
Ivan Porto Siurano 1960 Port James Circle Antioch, TN	1960 Port James Circle Antioch, TN 37013	CTX Mortgage Company P.O. 199113 Dallas, TX 75219

Map 165-9-A Parcel 56CD

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

FISHER & FORD GROUP, LLC.

Herinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

MADELYN PORTO SIURANO AND IVAN J. PORTO SIURANO WIFE AND HUSBAND

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson County, Tennessee,** more particularly described as follows:

Being Lot Number 70, Section Two, Lakewood Village as shown of record in Plat Instrument Number 20000215-0015148, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of same property conveyed to Fisher & Ford Group, LLC. by Warranty 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.

Subject to any and all easements and/or restrictions of record in Davidson, Tennessee.

The Plan of record in Instrument No. 200002150015148, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Declaration of Covenants, Conditions, and Restrictions, of record in 10753, page 41, and amended in Book 11425, Page 410, and Book 11512, page 714, Register's Office for said County.

Charter of Lakewood Village Homeowner's Assiciation, Inc., of record in Book 11421, Page 342. Register's Office for said County.

Storm Water Detention Agreement of record in Book 10951, Page 684, Register's Office for said County.

Grant of permanent easement of record in Instrument No. 200008240083642, Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 16th day of July, 2003.

Fischer & Ford Group, LLC

By: James A. Ford, Secretary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned 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 has acknowledged that he/she executed the within instrument on behalf of **Fisher & Ford Group, LLC** for the purposes therein contained, and who further acknowledged him/her self to be the **Secretary,** and being authorized by the board of directors to execute this document on behalf of **Fischer & Ford Group, LLC**

Witness my hand and official seal this 16th day of July, 2003.

My Commission Expires:

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMM EXP 8-29-06