State of Tennessee
County of Davidson

This actual consideration or value - whichever is greater- is $ 147,000

Affiant

Subscribed and sworn before me this the 30th day of July 2003.
My Commission Expires: 3/25/06

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN MY COMM EXP 3-25-06

Davidson County DEEDWARR
Recvd: 08/07/03 15:24 2pgs
Fees:13.00 Taxes:543.90

20030807-0112847

Warranty Deed

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

Address of New Owner:	Improved Property known as:	Send Tax Bills to:
Angelo Carruthers 2016 Whitney Creek Drive Antioch, TN 37013	2016 Whitney Creek Drive Antioch, TN 37013	CTX Mortgage Company, LLC 801 –9th Avenue North St. Petersburg, FL 33702

Map 165-09-0-A Parcel 86

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,

T.F. HOMES, LLC

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

ANGELO CARRUTHERS, MARRIED

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:

Land in Davidson County, Tennessee, being Lot No. 64 of Section Three, Lakewood Village, a plat of which is recrd in Instrument No. 20020321-0034912, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to T.F. Homes, LLC by Deed from Fischer Ford Group, LLC., of record in Record Instrument No. 20030219-0021622, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to all matters of record in a plat which is of record in Instrument No. 20020321-0034912, Register's Office for Davidson County, Tennessee.

Charter of Lakewood Village Homeowners Association of record in Book 11421, Page 342, Register's Office for Davidson County, Tennesssee.

Subject to restrictions of record in Book 10753, Page 41, Book 11425, Page 410, amended in Book 11512, Page 714, Register's Office for Davidson County, Tennessee.

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 30th day of July, 2003.

T.F. Homes, LLC
Ralph Stevens

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Ralph Stevens** 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 **T.F. Homes, LLC** for the purposes therein contained, and who further acknowledged him/her self to be the Chief manager and being authorized by the board of directors to execute this document on behalf of **T.F. Homes, LLC.**

Witness my hand and official seal this 30th day of July, 2003.

My Commission Expires:

Notary Public

