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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 22156-12-2003**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $165,000.00.<br>Affiant<br>Subscribed and sworn to before me this 4th day of February, 2004.<br>Notary Public<br>My Commission Expires: |

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Robert L. Goodall<br>1860 Olive Circle<br>Nashville, TN 37217 | Union Planters Mortgage<br>2019 Richard Jones Road, #300<br>Nashville, TN 37215 | Map No.135.10-C<br>Parcel No. 019.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Fischer & Ford Group, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert L. Goodall** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1860 Olive Circle, Nashville, TN, 37217

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 4th day of February, 2004.

FISCHER & FORD GROUP, LLC

BY: James A. Ford, SECRETARY
ITS: SECRETARY

Davidson County DEEDWARR
Recvd: 02/19/04 15:04 2pgs
Fees:13.00 Taxes:610.50
20040219-0019452

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James A. Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who 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, the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office this 4th day of February, 2004.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 22, 2007

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Section One Ransom Park as of record in Instrument No. 20011023-0115381, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to Fischer & Ford Group, LLC, a Tennessee limited liability company by deed dated November 29, 2001 from Ransom Park, Inc., a Tennessee corporation of record as Instrument No. 20011207-0135208, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Restrictive covenants contained in an instrument of record in Instrument No. 20000725-0073496, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons);
3) Declaration of Covenants, Conditions By-Laws and Retrictions for Ransom Park, of record in Instrument No. 20011010-0110579, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons)
4) Easement for right-of-way of record in Book 1237, page 111, Register's Office for Davidson County, Tennessee
5) Easement for utilities of record in Book 2649, page 593, Register's Office for Davidson County, Tennessee
6) Storm water detention agreement of record in Instrument No. 20010206-0011474, Register's Office for Davidson County, Tennessee.;
7) All matters appearing on the Plan of record in Instrument No. 20011023-0115381, Register's Office for Davidson County, Tennessee.