State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $101000.00

Affiant

Subscribed and sworn before me this the 31st day of March, 2004.

Notary Public
My Commission Expires: 4/17/07

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN

Davidson County DEEDWARR
Recvd: 04/06/04 15:19 2pgs
Fees:13.00 Taxes:373.70

20040406-0039063

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Patience Fordham 4505 Stoneview Drive Antioch, Tennessee 37013	4505 Stoneview Drive Antioch, Tennessee 37013	CTX Mortgage Company, LLC 801 94th Avenue North, St. Petersburg, Fl 33702

Map 165 Group 13-O-A Parcel 58-CO

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,

JASON VETTOREL

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

PATIENCE FORDHAM, UNMARRIED

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 352, on the Plan of Peppertree Forest Section Four, of record in Plat Book 7900, page 426, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason Vettorel by Warranty Deed from Secretary of Housing and Urban Development of record in Instrument No. 20040109-0004115 and re-recorded in 20040120-0007315, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 7900, page 426, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 7982, page 736, Book 8757, page 607, Book 8703, page 462, Register's Office for Davidson County, Tennessee.

Subject to Charter for Homeowners Association of record in Book 8757, page 639, and By-Laws of record in Book 8757, page 623, Register's Office for Davidson County, Tennessee.

Subject to any easement and/or restriction of record in the 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 **31st March , 2004**

Jason Vettorel

STATE OF TENNESSEE

COUNTY OF Davidson

On this 31st day of March, before me appeared

Jason Vettorel

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free and and deed. Witness my hand and official seal.

My Commission Expires 9/17/07

Notary Public

SUSAN MAGNUSON
Notary Public At Large
RUTHERFORD COUNTY, TN