40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 09/20/04 15:20 2pgs
Fees:13.00 Taxes:788.77
20040920-0113122

ADDRESS NEW OWNER:

Thomas Ford and
James M. Fischer
508 Titan Court
Antioch, TN 37013

SEND TAX BILL:

New Owner

MORTGAGEE:
Premier Bank of Brentwood
5217 Maryland Way
Brentwood, TN 37027

MAP AND PARCEL:
MAP 174-11-A
PARCEL 7

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Signature Homes, Inc., a Tennessee Corporation**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Thomas Ford and James M. Fischer, as tenants in common** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Cane Ridge Farms, Phase One, as of record in Instrument No. 2000082500836988, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being part of the same property conveyed to Signature Homes, Inc., a Tennessee corporation, by deed from Cane Ridge Farms, LLC, of record in Instrument No. 20011119-0126038, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1028 Blairfield Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender

shall be applicable to all genders.

Witness its hand this 16th day of September, 2004.

Signature Homes, Inc.,
a Tennessee Corporation

BY: _____
Brian Burns, President

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Brian Burns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Signature Homes, Inc., the within named bargainor, a corporation, and that he as such President executed the within instrument for the purposes stated therein by signing the name of the corporation by himself as such President.

Witness my hand and official seal this the 16th day of September 2004.

Tanya D. Keyes
Notary Public

TANYA D. KEYES NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires: Nov. 20, 2006

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The actual value or consideration, whichever is greater, for this transfer is $213,180.00.

AFFIANT

Subscribed and sworn to before me
this 16th day of Sept, 2004.

Tanya D Keyes
NOTARY PUBLIC

TANYA D. KEYES NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires: Nov 20, 2006