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

Davidson County DEEDWARR
Recvd: 09/27/04 15:33 2pgs
Fees:13.00 Taxes:684.13
20040927-0116291

**ADDRESS NEW OWNER:**

Caron Witherspoon and husband,
Harold Witherspoon
3101 Deercreek Trail South
Nashville, TN 37217

**SEND TAX BILL:**

CTX Mortgage Company, LLC
P. O. Box 199077
Dallas, TX 75219-9077

**MORTGAGEE:**
CTX Mortgage Company, LLC
P. O. Box 199077
Dallas, TX 75219-9077

**MAP AND PARCEL:**
MAP 135
P/O PARCEL 273

# 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, **Fischer & Ford Group, LLC, a Tennessee Limited Liability Company**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Caron Witherspoon and husband, Harold Witherspoon**, ("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. 73 on the Plan of Ransom Park, Section Four, of record in Instrument No. 20040323-0032419, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Fischer & Ford Group, LLC, by deed from Ransom Park, Inc., of record in Instrument No. 20040414-0042222, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and are to be paid by Grantor, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 3101 Deercreek Trail South, Nashville, TN 37217.

**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 24th day of September, 2004.

Fischer & Ford Group, LLC

By: James Ford

Title: Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared James Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member and the Secretary of Fischer & Ford Group, LLC, the within named bargainor, a limited liability company, and that he as such Member and Secretary, executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Member and Secretary.

Witness my hand and official seal this the 24th day of September, 2004.

Catherine H. Gwyn
Notary Public

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $184,900.00.

Carson Withyn
**AFFIANT**

Subscribed and sworn to before me
this 24th day of September, 2004.

Catherine H. Gwyn
**NOTARY PUBLIC**

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005