This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 11/30/04 15:28 2pgs
Fees:13.00 Taxes:573.50
20041130-0142531

SEND TAX BILL TO NEW OWNER:
Fischer & Ford Group LLC
1321 Murfreesboro Rd, Suite 520
Nashville, TN 37217

MAP	**150**
GROUP	
PARCEL	**129.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joseph Ransom and wife, Opal Ransom** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Fischer & Ford Group LLC, a Tennessee Limited Liability Company,** hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land situated and lying in the County of Davidson, State of Tennessee, and more particularly described as follows, to-wit:

Beginning at an iron pin in the south margin of Hamilton Church Road, northwest corner to Richard A. Lewis; thence with said Lewis S 10 degrees 12' 45" W, 988.42 feet to an iron pin in the north line of Freeman Smith, thence with said Smith N 89 degrees 23' 19" W, 247.88 feet to an iron pin, northwest corner of said Smith; thence N 71 degrees 50' 10" W, 272.58 feet to a point, thence N 17 degrees 11' 17" E, 959.38 feet to an iron pin in the south margin of Hamilton Church Road; thence with said margin S 86 degrees 15' 43" E, 244.79 feet to the point of beginning, containing 8.63 acres, more or less;

Being the same property conveyed to Joseph Ransom and wife, Opal Ransom by deed from William E. Ransom and wife, Lizzie Ransom dated September 18, 1981, of record in Book 5795, page 996, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
3. Subject to all covenants, subdivision restrictions, easement and other matter of record in said Register's Office.
4. Subject to all of those facts, conditions and limitations shown on the record in Register's Office for Davidson County, Tennessee.

This is unimproved property known as 8.63 acres +/-Hamilton Church Rd., Nashville, Tennessee

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", its successors and assigns, forever, and,

GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 12th day of November, 2004.

Joseph Ransom

Opal Ransom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joseph Ransom and wife, Opal Ransom**, the bargainors,or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of November, 2004.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $155,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day
of November, 2004.

NOTARY PUBLIC

My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007