Box 04
Record 184

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/05 15:19 2 pgs
Fees:13.00 Taxes:592.51

20050112-0004663

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$160,137.00**

Affiant

Subscribed and sworn to before me this 5th day of January, 2005

Notary Public

My Commission expires: 1/25/06

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Daniel W. McClanahan	Mortgage Company of America	P/O 135-00-0-273.00
3305 Vinewood Court	2416 21st Avenue South, Suite 202	
Nashville, TN 37217	Nashville, TN 37212	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Fischer/Ford Group**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Daniel W. McClanahan, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 76 on the plan of Final Plat of Ransom Park, Section Four, of record in Instrument Number 20040323-0032419 Book , page , Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Fischer & Ford Group, LLC, by deed from Ransom Park, Inc., on March 30, 2004, of record in Instrument Number 20040414-0042222, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20040323-0032419, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20000725-0073496, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3305 Vinewood Court, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 5, 2005.

Fischer/Ford Group

By

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5 day of JANUARY, 2005, before me, appeared James A. Ford, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a member of Fischer & Ford Group, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said James A. Ford, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

1/12/06

