Davidson County DEEDWARR
Recvd: 07/15/05 14:04 2 pgs
Fees:13.00 Taxes:607.92
20050715-0082468

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,303.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 2005

Notary Public

MY COMMISSION EXPIRES: October 14, 2005
(AFFIX SEAL)

THOMAS J. HAYNES NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Thomas J. Haynes, Attorney, 117 North Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eleanor W. Davis (NAME)	Cavalry Banking (NAME)	MAP 135-10
2820 Evergreen Ridge Point (ADDRESS)	114 W. College Street (ADDRESS)	GROUP C
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37130 (CITY) (STATE) (ZIP)	PARCEL 113

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Fischer & Ford Group, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eleanor W. Davis and husband, Eugene Davis

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING all of LOT 156, SECTION FIVE, RANSOM PARK according to plat and survey of record in Instrument #20041118-0138647 of the Register's Office for Davidson County, Tennessee to which plat and survey reference is hereby made for more complete details of location and description of said lot.

BEING that same property conveyed to Fischer & Ford Group, LLC by deed from Ransom Park Partners of record in Instrument #20050110-0003557 of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject Restrictive Covenants appearing of record in Instrument #20000725-0073496; #20041118-0138647; #20041222-0152515; easement in Book 1237, page 111; Book 2649, page 593; and in Book 2905, page 509; drainage easement in Instrument #20001213-0122751; #20010206-0011474; and #20010206-0011475; and to public utility and drainage easement; and minimum building setback line; and any other matters appearing on Plat of record in Instrument #20041118-0138647; all of the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2820 Evergreen Ridge Point, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a 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 GRANTEES, their heirs 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 my hand this 23rd day of June, 2005

Fischer & Ford Group, LLC
By: James A. Ford, Secretary

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, Thomas J. Haynes, a Notary Public in and for said County and State, the within named James A. Ford

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James A. Ford and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Secretary and LLC respectively of the Fischer & Ford Group, LLC the within named bargainor, and ~~corporation~~ and that he as such Secretary and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ LLC, by the said James A. Ford as such Secretary ~~and designated the named officer~~ ~~as such~~ XXX.

Witness my hand and official seal at office at Murfreesboro, TN on this the 23rd day of June, 2005.

My commission expires October 14, 2005

_____
Notary Public

THOMAS J. HAYNES
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENNESSEE