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

Davidson County DEEDWARR
Recvd: 09/02/05 15:37 2 pgs
Fees:13.00 Taxes:647.50
20050902-0106083

ADDRESS NEW OWNER:

Kellie Lashan Morgan

3233 Grace Crest Point
Nashville, TN 37217

SEND TAX BILL:

CTX Mortgage Company, LLC
801 - 94th Avenue North
St. Petersburg, FL 33702

MORTGAGEE:
CTX Mortgage Company, LLC
801 - 94th Avenue North
St. Petersburg, FL 33702

MAP AND PARCEL:
MAP 135-10-C
PARCEL 119

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 **Kellie Lashan Morgan**, ("Grantee"), her 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. 99 on the Plan of Ransom Park, Section Five, as of record in Instrument No. 200411180138647, 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 Fischer & Ford Group, LLC, by deed from Ransom Park Partners, dated February 18, 2005, of record in Instrument No. 20050224-0020493, 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 assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 3233 Grace Crest Point, Nashville, TN 37217.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor does covenant with Grantee that it is 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 itself, its successors, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her 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 30th day of August, 2005.

Fischer & Ford Group, LLC

By: James A. Ford
SECRETARY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared James A. 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 the Member* of Fischer & Ford Group, LLC, the bargainor, a Tennessee Limited Liability Company, and that he as such Member* executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Member. *

Witness my hand and official seal this 30th day of August, 2005.

Notary Public

*and Secretary
My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is ~~$173,500.00.~~ 175,000.00

AFFIANT

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

Subscribed and sworn to before me
this 30th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007