This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050390

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/19/05 13:23 2 pgs
Fees:13.00 Taxes:573.13

20050919-0112282

Send Tax Bills To:
Brian Dean
22711 Evalyn Ave.
Torrance, CA 90505

New Owner is:
Brian & Paula Dean
3208 Grace Crest Point
Nashville, TN 37217

MAP: 135-10-0-C
PARCEL: 130.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Fischer & Ford Group, LLC**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Brian Dean and Paula Dean**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Ransom Park, Section Five of record in Instrument No. 20041118-0138647, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Fischer & Ford Group, LLC by Warranty Deed from Ransom Park Partners dated 01/07/05, recorded 01/10/05, in Inst#200501100003557, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Inits.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 9th day of September, 2005.

GRANTOR:

James A. Ford

Fischer & Ford Group, LLC

By: JAMES A. FORD, SECRETARY

Its: _____

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, JAMES A. FORD, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the SECRETARY of the **Fischer & Ford Group, LLC** the within named bargainor, and that he/she as such SECRETARY, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 9th day of September, 2005.

Melissa L. Sanders
Notary Public

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Davidson)

MY COMMISSION EXPIRES JULY 19, 2008

The actual consideration or value, whichever is greater, for this transfer is $154,900.00.

Affiant

SWORN TO and subscribed before me this 9th day of September, 2005.

Melissa L. Sanders
NOTARY PUBLIC
My commission expires: _____

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008