This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Stephen P. Ford and Sherri L. Ford
2570 Snowbird Hollow Road
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 11/08/01 11:38 2pgs
Fees:13.00 Taxes:666.00
20011108-0122817

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 107
PARCEL 21.02
02DA-64935

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Wilma Elienetta Jones Garrett, Darrell Ethan Jones, and Anthony Edwin Jones, the only living heirs-at-law of John H. Jones, Jr., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stephen P. Ford and wife, Sherri L. Ford, 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:

LAND in the 13th Councilmanic District of Davidson County, Tennessee, being bounded on the North by McCarter, the East by Bel-Air Subdivision, Section 2, the South by Five Oaks Subdivision and Mulugetta and West by the easterly margin of Massman Drive and more particularly described according to a survey by Campbell,McRae and Associates, Surveying, Inc. (John A. Hood TN RLS #1838) dated October 30, 2001.

BEGINNING at an iron rod (new) in the easterly margin of Massman Drive, said point being S20°49'49"E, 165 feet from the northwest corner of McCarter/Jeffries (Book 6940, Page 682, RODC); thence with the south line of McCarter/Jeffries, N69°23'45"E, 645.70 feet to an iron rod (Old) in the westerly line of Bel-Air Subdivision, Section 2, (Book 2900/29-32 R.O.D.C.) and the northeast corner of this tract; thence with the westerly line of Bel-Air Subdivision, Section 2, S24°47'41"E, 338.83 feet to an iron pipe (Old) the southeast corner of this tract and a common corner with Five Oaks Subdivision (Book 5200/456 R.O.D.C.); thence with the northerly line of Five Oaks Subdivision S69°57'10"W 444.69 feet to an iron pipe (Old) a common corner with Mesfin Mulugetta (Inst.#20001012101352 R.O.D.C.); thence with the east line of Mulugetta N22°15'39"W, 89.86 feet to an iron rod (Old); thence with the northerly line of Mulugetta S69°40'55"W, 222.24 feet to an iron pipe (Old) in the easterly margin of Massman Drive, said point being the northwest corner of Mulugetta and the southwest corner of this tract; thence with the easterly margin of Massman Drive N20°49'49"W, 242.67 feet to the point of beginning and containing 4.59 acres, more or less.

Being part of the same property conveyed to John H. Jones, Jr. and wife, Bessie Ann Jones, by deed from H. L. Meadors, Trustee of record in Book 1369, Page 141, Register's Office for Davidson County, Tennessee. The said Bessie Ann Jones having predeceased John H. Jones, Jr., who has since died intestate. The only living hairs-at-law as set forth in the Affidavit of Heirship of record in Book 9115, Page 180, said Register's Office, were Wilma Elienetta Jones; surviving heirs of John Henry Jones, III, who died intestate, known as Darrell Ethan Jones and Anthony Edwin Jones; and Leslie Ann Jones, who has since died intestate, leaving no children.

This is the same description as in previous deed of record.

Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 5586, Page 691, said Register's Office.

This is improved property known as 930 Massman Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Stephen P. Ford and wife, Sherri L. Ford, their heirs and

assigns, forever; and we, Wilma Elienetta Jones Garrett, Darrell Ethan Jones, and Anthony Edwin Jones, unmarried 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 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 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 5th day of November, 2001.

Wilma Elienetta Jones Garrett

Darrell Ethan Jones

Anthony Edwin Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Wilma Elienetta Jones Garrett, Darrell Ethan Jones, and Anthony Edwin Jones, unmarried the bargainors, with whom I am personally acquainted (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 Nashville, Tennessee, this the 5th day of November, 2001

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 180,000.00.

AFFIANT

Subscribed and sworn to before me this 5th day of November, 2001.

NOTARY PUBLIC
My Commission Expires: 11/27/2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.