PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 12/05/02 14:18 3pgs
Fees:18.00 Taxes:3330.00
20021205-0150098

W & I Ref: GJ Title No: 44095

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Russell W. Ford Sharon D. Ford 203 Hillwood Boulevard Nashville, Tennessee 37205	Bank of America, N.A. 414 Union Street Nashville, Tennessee 37289

TAX MAP-PARCEL NUMBERS: 116-02-007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $900,000.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles T. Brannon and spouse, Susan A. Brannon**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Russell W. Ford and spouse, Sharon D. Ford** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 2, Block "D" on the plan of Hillwood Estates, Blocks "A", "B", "C", "D" and "E", of record in Book 1835, page 59 and 60, Register's Office for said County.

Said Lot No. 2 fronts 150 feet on the southwesterly margin of Hillwood Drive and extends back 209.2 feet on the northwesterly lien and 213.9 feet on the southeasterly line to a broken line in the rear, measuring 150 feet thereon.

Being the same property conveyed to Charles T. Brannon and spouse, Susan A. Brannon by deed from Henry O. Booth, Jr., and spouse, Elizabeth C. Booth of record in Book 8110, page 440, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835 Page 59 - 60, said Register's Office, which Plan shows a 75 foot minimum building setback line from Hillwood Drive and a 5 foot easement for public utility purposes along the rear line(s). A 10 foot easement for sanitary sewers and/or storm drainage across a portion of the southwesterly line of said lot and a 10 foot temporary construction easement northeast of and adjacent thereto all as granted to Metropolitan Government by instrument of record in Book 7338, page 209, said Register's Office.

This instrument is executed on behalf of Charles T. Brannon by Susan A. Brannon as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 203 Hillwood Boulevard, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of December, 2002 .

Charles T. Brannon by Susan A. Brannon — Susan A. Brannon

Charles T. Brannon By:Susan A. Brannon, Atty-in-Fact

Susan A. Brannon

Attorney in fact

State of TENNESSEE

County of DAVIDSON

On this 2nd day of December, 2002 , before me the undersigned authority, personally appeared , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $900,000.00

Russell W. Ford

Affiant

Sworn and subscribed before me this 2nd day of December, 2002

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

My Commission Expires MAY 28, 2003

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Susan A. Brannon** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Charles T. Brannon** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of December, 2002

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 23, 2003

EXHIBIT "A"

To

Warranty Deed

FROM: Charles T. Brannon and spouse, Susan A. Brannon

TO: Russell W. Ford

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Susan A. Brannon

Susan A. Brannon, Affiant

Sworn to and subscribed before me, this 2nd day of December, 2002

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 23, 2003