WARRANTY DEED

THIS INDENTURE, made and entered into this **18th day of December, 2002**, by and between **Daniel M. Quinn**, party of the first part, and **Erin U. Ford, a married person,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the City of Hermitage, the County of Davidson, State of Tennessee;

> **Lot 1-A, on the Plan of Lakeside Woods Estates, Section One, as shown on plat of record in Plat Book 6200, Page 213, as amended in Book 6250, Page 767, in the Register's Office of Davidson County, Tennessee, to which plat reference is herby made for a more particular description:**
>
> **and being the same property conveyed to Daniel M. Quinn herein by Deed of Record on Book 10671, Page 993 in said Register's Office of Davidson County, Tennessee;**

Map Parcel Number: **86-10-86**

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said parties of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered **except for subdivision restrictions, building lines and easements of record in Plat Book 6200, Page 213, as amended in Book 6250, Page 767; restrictive covenants in Book 6564, Page 740 and Book 7347, Page 82, being of record in said Register's Office**

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Whenever the word "party" is used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

WITNESS the signature of the party of the first part the day and year written above.

Davidson County DEEDWARR
Recvd: 01/07/03 11:31 2pgs
Fees:13.00 Taxes:292.30
20030107-0002568

Daniel M. Quinn

Daniel M. Quinn

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Daniel M. Quinn**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 18th day of December, 2002.

JOSEPH A. LIVESAY NOTARY PUBLIC AT LARGE SHELBY COUNTY TN

MY COMMISSION EXPIRES
December 29, 2004

Notary Public

AFFIDAVIT

I, or we, hereby swear or affirm, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$79,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

MICHAEL T. MOSER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/25/06

Mail Tax Bills To:

GMAC Mortgage Corp.
100 Witmer Road / P.O. Box 963
Horsham, PA 19044

Property Address:

3302 Lakeside Place
Hermitage, TN 37076

This instrument prepared by:

Joseph A. Livesay, Sr.
Attorney at Law
239 Adams Avenue
Memphis, TN 38103

Owner's name and address:

Erin U. Ford
3302 Lakeside Place
Hermitage, TN 37076