(3)

Davidson County DEEDWARR
Recvd: 04/01/03 14:00 2pgs
Fees:13.00 Taxes:327.45

20030401-0042833

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of March, 2003.

Notary Public

My Commission Expires: 11-22-05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Juanita H. Hereford
228 Cedarcreek Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
AmSouth Bank
P.O. Box 57046
Irvine, CA 92619-7046

MAP-PARCEL NUMBERS:
162-130-073.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy D. Forsythe**, married* hereinafter referred to as Grantors, hereby transfers and conveys to **Juanita H. Hereford, married,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 77, Section Two, Cedarwood Estates, as of record in Plat Book 4860, page 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Timothy D. Forsythe by Warranty Deed from American General Finance, Inc. of record in Book 9144, page 966, Register's Office for Davidson County, Tennessee.

*Lori P. Forsythe, wife of Timothy D. Forsythe, joins in this instrument to convey any and all interest she has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4860, Page 58, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4753, Page 683, Book 4963, page 42, and Book 5497, page 397, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 228 Cedarcreek Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of March, 2003.

Timothy D. Forsythe By Marilyn Adams

Timothy D. Forsythe, By Marilyn Adams as Attorney in fact

Attorney in fact

Lori P. Forsythe

Lori P. Forsythe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marilyn Adams, with whom I am personally acquainted and who proved herself to be the attorney in fact of Timothy D. Forsythe and who being authorized to do so acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 2003.

Notary Public

My Commission Expires: 11-22-05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lori P. Forsythe, with whom I am personally acquainted or proved to be on the basis of satisfactory evidence, and who acknowledged she executed the foregoing instrument for the purposes therein contained.

Notary Public

My Commission Expires: 11-22-05

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