Davidson County DEEDWARR
Recvd: 04/22/03 14:00 3pgs
Fees:18.00 Taxes:305.25
20030422-0053072

THIS INSTRUMENT PREPARED BY:
JOHN P. BROWN, III
ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
(from information furnished by the parties)

ADDRESS NEW OWNER:
WILLIAM E. COAKLEY
2011 19th Avenue South
Nashville, TN 37212

SEND TAX BILLS:
SAME AS NEW OWNER

MORTGAGEE:
NONE

MAP AND PARCEL:
Map -- 121
Parcel -- 12

WARRANTY DEED

FOR AN IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, WENDELL J. FORD, BILLY FRANKLIN FORD, CAROL ANN FORD COAKLEY, and BRENDA BRUCE FORD, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WILLIAM E. COAKLEY, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in the 2nd, formerly the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, Civil Engineer, February 13, 1956, as follows:
>
> Beginning at a point in the center of Pulley Road at the southeast corner of a 12 acre tract of land conveyed to Gracie Pearl Goodwin by Grover C. Goodwin by deed of record in Book 1151, page 4, Register's Office for said County, of which herein described property is a part of: thence with the eastern boundary line of said 12 acre tract of land, northwardly 290.4 feet; thence south 89 deg. 08' west 150 feet; thence southerly 290.4 feet to the center of said Road; thence with the center of said Road, north 89 deg. 08' east 150 feet to the beginning.

Being the same property conveyed to Wendell J. Ford, Billy Franklin Ford, Carol Ann Ford Coakley, and Brenda Bruce Ford, as tenants in common, by Quitclaim Deed, dated March 6, 2003 from Wendell J. Ford, Executor of the Estate of Lorene J. Ford and through John P. Brown, III as Trustee, of record as Instrument number 20030321-0037645, Register's Office for Davidson County, Tennessee.

This is improved real property located at and known as 2458 Pulley Road, Nashville, Tennessee 37214.

Real property taxes for 2003 have been settled between the parties and will be paid by Grantee.

This conveyance is expressly made subject to any and all easements and/or restrictions as may be of record.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters to which this conveyance is expressly made subject.

Except as to those matters to which this conveyance is expressly made subject, Grantors do further covenant and bind Grantors, their heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 17th day of April, 2003.

Wendell J. Ford
WENDELL J. FORD

Billy Franklin Ford
by Wendell J. Ford, POA
BILLY FRANKLIN FORD
By: Wendell J. Ford, Attorney-in-Fact, pursuant to Limited Power of Attorney of Record in Instrument No. 20030422-0053010, R.O.D.C.T.

Carol Ann Ford Coakley
by Wendell J. Ford, POA
CAROL ANN FORD COAKLEY
By: Wendell J. Ford, Attorney-in-Fact, pursuant to Limited Power of Attorney of Record in Instrument No. 20030422-0053009, R.O.D.C.T.

Brenda Bruce Ford
by Wendell J. Ford, POA
BRENDA BRUCE FORD
By: Wendell J. Ford, Attorney-in-Fact, pursuant to Limited Power of Attorney Of Record in Instrument No. 20030422-0053008, R.O.D.C.T.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, me the undersigned Notary Public in and for said County and State, the within named WENDELL J. FORD, individually and in his capacity as limited Attorney-in-Fact for BILLY FRANKLIN FORD, CAROL ANN FORD COAKLEY, and BRENDA BRUCE FORD, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they and each of them executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 17th day of April, 2003.

John P. Brown III
NOTARY PUBLIC

My Commission Expires: 10/25/03

JOHN P. BROWN III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $82,500.00.

Wendell J. Ford
AFFIANT

Subscribed and sworn to before me this 17th day of April, 2003.

John P. Brown III
NOTARY PUBLIC

My Commission Expires: 10/25/03