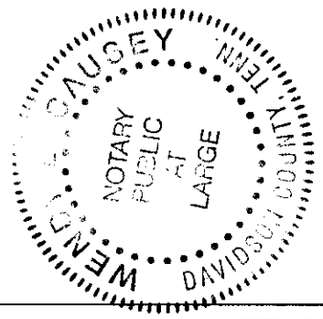
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-28-2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 05/14/03 10:59 2pgs
Fees:13.00 Taxes:832.50
20030514-0065317

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald P Brown	Coldwell Banker Mortgage	Map 85-14
(NAME) 612 Rivercrest Way	(NAME) 2001 Bishops Gate Blvd.	Group A
(ADDRESS) Nashville, TN 37214	(ADDRESS) Mount Laurel New Jersey 08054	Parcel 23.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
Ricky P. Ford and Wife, Kathryn E. Ford, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Donald P Brown and Deanna S Brown ,husband and wife, 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:

Being Lot No. 23 on the Plan of First Revision, River Crest, as of record in Plat Book 9700, Page 465 &466, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ricky P. Ford and Wife, Kathryn E. Ford by deed from Frank Batson Homes, Inc of record in Instrument Number 200011010108415, Register's Office for said County.

Restrictive Covenants of record in Deed Book 10578, Page 683 and Book 10578, page 699, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 612 Rivercrest Way, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we 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 the same is unencumbered, unless otherwise herein set out; 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 12th day of May, 2003.

Ricky P. Ford by Kathryn E Ford att'y in fact
Ricky P. Ford

Kathryn E. Ford
Kathryn E. Ford

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kathryn E. Ford the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5/12/2003.

My Commission Expires: 5-28-2003 Wendy L Causey
Notary Public

STATE OF Tennessee
COUNTY OF Wilson

On this the 12th day of May, 2003, before me personally appeared Kathryn E Ford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ricky P. Ford, and who acknowledged that he executed the same as the free act and deed of the said Ricky P Ford by virtue of that Power of Attorney, duly executed by the said he and appearing of record in Instrument Number 20030514-0065316, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt Juliet, this 12th day of May, 2003.

My Commission Expires: 5-28-2003 Wendy L Causey
Notary Public

File Number2304771
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122