Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $199,900.00

Davidson County DEEDWARR
Recvd: 08/14/03 12:41 2pgs
Fees:13.00 Taxes:739.63
20030814-0116983

ROBIN TEASLEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

Affiant

Subscribed and sworn to before me, this 12th day of August, 2003.

Notary Public
My commission expires: 11/27/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Larry Ford	1st Trust Bank For Savings	98-13-A-63
320 Moonwater Ct	P.O. Box 17257	
Hermitage TN 37076	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeffrey S. Carney and wife, Angela Carney, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Larry Ford and wife, Julie Ford, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Phase Two, Section Four, New Hope Point, a Planned Unit Development, of record in Plat Book 9700, Page 874, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey S. Carney and wife, Angela Carney by deed from Continental Development and Construction, Inc., dated April 26, 2001, of record in Instrument NO. 20010427-0042564, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 320 Moonwater Ct, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 12th day of August, 2003.

Jeffrey S. Carney
Angela Marie Carney, Attorney in Fact

Angela Carney

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 Angela Marie Carney, being one and the same as Angela Carney with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Jeffrey Sean Carney, being one and the same as Jeffrey S. Carney, and that she is authorized by Jeffrey Sean Carney to execute this instrument on his behalf.

Witness my hand in Mt. Juliet, TN, this 12th day of August, 2003.

Notary Public

My Commission expires 11/27/06

