Davidson County DEEDWARR
Recvd: 08/27/03 11:14 2pgs
Fees:13.00 Taxes:307.84

20030827-0124403

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,200.00

X Patricia Ford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 20 03

Notary Public

MY COMMISSION EXPIRES: January 27, 2007
(AFFIX SEAL)

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE ZANA C. PETTY

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Ford (NAME)	First Franklin Financial (NAME)	MAP 119-7
2602 Joplin Drive (ADDRESS)	2150 North First Street (ADDRESS)	PARCEL 99
Nashville, TN 37210 (CITY) (STATE) (ZIP)	San Jose, CA 95131 (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, Shirley Minton, Annette Garrett and Patricia Ford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia Ford, unmarried

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 a part of Lot No. 51 on the Map of Laurel Acres Subdivision, Section I, of record in Book 2133, page 48, Register's Office for Davidson County, Tennessee, described as follows: Said Lot No. 51 fronts 77.3 feet on the northerly side of Joplin Drive, and runs back between lines 314.5 feet on the easterly line, and 296.3 feet on the westerly line to a line in the rear measuring 64.9 feet thereon. Included in this description but excluded from this conveyance is 0.04 acres, more or less conveyed by James Levoy Hastings and wife, Katherine J. Hastings, to State of Tennessee for Highway, of record in Book 3312, page 339, said Register's Office.

BEING the same property conveyed to James W. Ford and wife, Mavis E. Ford, by deed dated July 26, 1968, from Ray Edward Dotson and wife, Mary Evelyn C. Dotson, of record in Book 4255, Page 7, and corrected in Book 4279, page 584, Register's Office for said County. The said Mavis E. Ford now deceased, having predeceased James W. Ford. James W. Ford died leaving Shirley Minton, Annette Garrett and Patricia Ford as sole heirs.

ANNETTE GARRETT AND ANNETTA GARRETT BEING ONE AND THE SAME PERSON. Affidavit of Heirship of record #20030827-0124402

unimproved ( )
This is improved (X) property, known as 2602 Joplin Drive, Nashville, TN 37210
(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 our hand s this 22nd day of August, 20 03

Shirley Minton
Shirley Minton

Patricia Ford
Patricia Ford

Annetta Garrett
Annetta Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley Minton, Annette Garrett and Patricia Ford

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of August, 2003.

Commission expires January 27, 2007

Notary Public

ZANA G. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

Notary Public