REALTY TITLE 06
BOX 48 A

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 $485,000.00

Donna Vanlandingham
Affiant

Davidson County DEEDWARR
Recvd: 09/02/03 17:23 2pgs
Fees:13.00 Taxes:1794.50
20030902-0127021

Subscribed and sworn to before me, this 27th day of August, 2003.

Linda Hayes
Notary Public
My commission expires: 03/28/04

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Eddie Ford	Union Planters Bank	51-191
104 Lakewood Dr.	P. O. Box 2282	
Madison TN 37115	Memphis, TN 38101	

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, John P. Lucas and wife, Lisa H. Lucas, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eddie Ford and wife Lisa 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. 5 of the Final Plat of John T. Hayes Subdivision, to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to John P. Lucas and wife, Lisa H. Lucas, dated November 20, 2001, of record in Instrument No. 20011129-0130838, Register's Office for Davidson County, Tennessee.
>
> 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 104 Lakewood Dr., Madison, TN 37115

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 27th day of August, 2003.

John P. Lucas

Lisa H. Lucas

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John P. Lucas and Lisa H. Lucas, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 27th day of August, 2003.

Notary Public

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires March 28, 20

My Commission expires 03/28/04