WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF January, 2004

Notary Public

MY COMMISSION EXPIRES: 2-19-07 (AFFIX SEAL)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Forbes (NAME)	Deed owner (NAME)	MAP 160-2
5211 Franklin Road (ADDRESS)	(ADDRESS)	PARCEL 900
Nashville, TN 37220 (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, Margie L. Ferreira and husband, Raymond H. Ferreira

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Forbes and wife, Harriett Forbes

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. 1 on the plan of Russellwood Heights, as of record in Book 3842, page 188, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Willowdale Court at the common corner of Lot Nos. 1 and 2; thence with the margin of said Court, easterly 295 feet to a point at the beginning of a curve; thence around said curve, southeasterly 39.97 feet to a point in the westerly margin of Franklin Road; thence with the margin of the same, southerly 272.5 feet to a point; thence leaving said Road, westerly 260.64 feet to the common rear corner of Lot Nos. 1 and 2; thence with the line between said lots, northwardly 310.3 feet to the point of beginning.

Being the same property conveyed to Margie L. Ferreira by deed from Raymond H. Ferreira, of record in Book 10295, page 900, Register's Office for Davidson County, Tennessee.

Raymond H. Ferreira joins in this conveyance to convey any interest he may have as the husband of Margie L. Ferreira.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 3842, page 188, said Register's Office.

Taxes for the year 2004 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is improved (X) property, known as 5211 Franklin Road, Nashville, TN 37220 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 5th day of January, 2004

Margie L. Ferreira

Margie L. Ferreira

Raymond H. Ferreira

Davidson County DEEDWARR
Recvd: 01/07/04 14:14 2pgs
Fees:13.00 Taxes:1924.00

20040107-0002760

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 Margie L. Ferreira and husband, Raymond H. Ferreira

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 5th day of January, 2004.

Commission expires 3-26-05

Notary Public

NORRIS JENKINS 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 _____ with whom I am personally acquainted and who upon oath 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 _____, _____.

My commission expires _____

Notary Public