Davidson County DEEDWARR
Recvd: 03/17/04 13:07 2pgs
Fees:13.00 Taxes:185.00

20040317-0030420

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 08-0401-6215

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 50,000.00.

Lloyd Ford
Affiant

Subscribed and sworn to before me, this 12th day of March, 2004.

Angela A. Ramsey
Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Willis White and Lloyd Ford 1807 and 1809 15th Avenue North Nashville, TN 37208	**Willis White** 5450 Bacon Road Oakland, CA 94619	081-07-0264.00

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, Joann Frierson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Willis White and Lloyd 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 Numbers 7 and 10 of McNees Subdivision of Lot No. 8 of the Thomas Woodard Pan of record in Book 161, Page 44, said Register's Office to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Joann Frierson by deed from Federal National Mortgage Association, dated 12-24-92, recorded 2-2-93, in Book 8855, Page 309, 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 1807 and 1809 15th Avenue North, Nashville, TN 37208

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 March, 2004.

Joann Frierson
Joann Frierson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joann Frierson , with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 12th day of March, 2004.

Notary Public

My Commission expires
5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Commission Expires MAY 28, 2006