THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22859-05-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $243,000.00. Affiant Subscribed and sworn to before me this 14th day of May, 2004. Notary Public My Commission Expires:

WARRANTY DEED

My Commission Expires SEPT. 25, 2004

Address New Owner: Jeffrey Lee Ponchillia 7924 River Fork Drive Nashville, TN 37221	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.141.15-0D Parcel No. 196.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Henry Ford, Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Lee Ponchillia, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7924 River Fork Drive, Nashville, Tennessee 37221

Monica Ford, spouse of Henry Ford, Jr., joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said Henry Ford, Jr.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of May, 2004.

Henry Ford, Jr.

Monica Ford

STATE OF ~~TENNESSEE, COUNTY OF DAVIDSON~~ TEXAS SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Henry Ford, Jr., and Monica Ford, 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, at office, this 14th day of May, 2004.

Notary Public

My Commission Expires: 9-16-07

Davidson County DEEDWARR
Recvd: 05/18/04 13:05 2pgs
Fees:13.00 Taxes:899.10
20040518-0058153

MARY ANN ROMANELLI
Notary Public, State of Texas
My Commission Expires
September 16, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of Phase III-D "Sheffield" on the Harpeth as of record in Plat Book 7900, pages 710 and 712, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Henry Ford, Jr. unmarried by deed dated July 11, 1997 from Neal W. Siex and wife, Courtney M. Siex of record in Book 10529, page 676, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated and assumed by the Grantee;
2. Restrictions of record in Book 7145, page 954, Book 9313, page 806;
3. By-Laws of record in Book 7145, page 964, Book 8146, page 463;
4. Charter of record in Book 6939, page 983;
5. Easements of record in Book 4136, page 525, Book 4279, page 731, Book 5738, page 829;
6. All matters appearing on the Plan of record in Book 7900, pages 710 and 712, Register's Office for Davidson County, Tennessee.