Davidson County DEEDWARR
Recvd: 06/03/04 09:58 2pgs
Fees:13.00 Taxes:499.50

20040603-0065194

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 135,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

May 25, 2004.

NOTARY PUBLIC

COMMISSION EXPIRES: My Commission Expires SEP. 25, 2004

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:

Grissim Title & Escrow, LLC

2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Ladon Farmer AND Barbara Davis 109 East Marthona Road Madison, TN 37115	New Owner	MAP 42-15/70

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONDISERATINS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KIMBERLY FORSYTH, UNMARRIED**

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **LADON FARMER AND BARBARA DAVIS** , Tenants in Common
an unmarried man and an unmarried woman
HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS 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 Lots Nos. 17, 18, 19 and 20 of Block "A" on the Map of Marthona Subdivision, not of record and described according to a copy of survey by J. A. Medford, Surveyor, in December, 1937, as follows:

Beginning at a point in the easterly margin of Ezell road East, 340.6 feet south of the southerly margin of Old Hickory Boulevard; thence easterly 401.1 feet to a point which is 351.2 feet south margin of Old Hickory Boulevard; thence South 1 degrees 52 minutes West 89.3 feet to the corner of Lots 20 & 21; thence with the line between said lots westerly 404.7 feet to the easterly margin of Ezell road East; thence with the margin of the same, northerly 2 degrees 58 minutes 89.3 feet to he point of beginning.

Being the same property conveyed to Kimberly Forsyth in Instrument No. 20010820-0089617, Register's Office for Davidson County, Tennessee.
Kimberly Forsyth and Kimberly V. Forsyth are one in the same person.

DEBBIE TUBBS EXECUTES THIS INSTRUMENT THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF KIMBERLY FORSYTH, PURSUANT TO THE POWER OF ATTORNEY BEING RECORDED IN INSTRUMENT NO. , REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS: 109 East Marthona Road, 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 GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: MAY25, 2004

KIMBERLY FORSYTH
BY: Kimberly Forsyth By Debbie Tubbs, POA
DEBBIE TUBBS, ATTORNEY-IN-FACT

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at _____, _____on this the _____ day of _____, _____.

_____
Notary Public Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of May, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DEBBIE TUBBS to me known to be the person who executed the foregoing instrument in behalf of KIMBERLY FORSYTH and acknowledged that she executed that same as the free act and deed of the said KIMBERLY FORSYTH.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of May, 2004.

NOTARY PUBLIC AT LARGE
Robin Jackson
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

_____
Notary Public Commission Expires: 5/30/07

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public Commission Expires: _____