Davidson County DEEDWARR
Recvd: 07/20/04 15:50 2pgs
Fees:13.00 Taxes:891.70

20040720-0086804

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Donna Y. Ford	Franklin American Mortgage Company	Map 181-01-0-1
328 Spicewood Lane	801 Corporate Center, Ste 400	Parcel 212.00
Nashville, TN 37211	Franklin, TN 37067	

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Edward L. Pringle, Sr. And wife, Gloria A. Pringle** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Donna Y. Ford, an unmarried person** (The "Grantee"), her heirs and assigns certain tract or parcel of land in Wilson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Sugar Valley, Section 6, a Planned Unit Development of record in Instrument Number 20020321-0034914, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edward L. Pringle, Sr. and wife, Gloria A. Pringle of record in Instrument Number 20030624-0086912, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Matters shown on the plan of record in Instrument Number 20020321-0034914, said Register's Office.
3. Bylaws of record in Book 11069, page 24, Register's Office.
4. Restrictions of record in Book 11069, page 14 and in Instrument Number 20020410-0044276, said Register's Office.

This is improved property commonly known as 328 Spicewood Lane, Nashville, Tennessee 37211.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $241,000.00.

DENISE E. COLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Donna Y. Ford
Affiant

Subscribed and sworn to before me this 16th day of July, 2004.

Denise E. Cole
Notary Public

My Commission Expires: January 24, 2008

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16th day of July, 2004.

Edward L. Pringle, Sr.

Gloria A. Pringle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Edward L. Pringle, Sr. and wife, Gloria A. Pringle with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of July, 2004.

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07