WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,500.00

Georgette R. Kennedy
Affiant

Subscribed and sworn to before me, this 12th day of April, 2005

Notary Public

MY COMMISSION EXPIRES: 9/22/2007
(AFFIX SEAL)

John M. Wells Notary Public at Large Davidson County, Tennessee

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas and Ruth Ford	New Owner	81-11
(NAME)	(NAME)	(MAP)
750 Rolling Fork Drive		323
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Ten Talents, LLC, a Tennessee limited liability company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Douglas A. Ford and wife, Ruth P. Ford, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING the north one-half Lot No. 195, on the Map of D. T. McGavock and Others Addition, of record in Book 21, page 41, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Said part of said lot fronts 50 feet on the eastelry side of 16th Avenue North and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Ten Talents, LLC by deed from Mary Christine Thomas, of record in Instrument No. 20050318-0029930, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1722 16th Avenue North, Nashville, Tennessee 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 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 my/our hand(s) this 12th day of April, 2005.

Ten Talents, LLC

By: _____
Damian Mingle, Operating Manager

Davidson County DEEDWARR
Recvd: 04/15/05 10:59 2 pgs
Fees:13.00 Taxes:220.15

20050415-0042124

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Damian Mingle with whom I am personally acquainted and who upon his oath acknowledged himself to be the Operating Manager of Ten Talents, LLC the within named bargainer, a limited liability company, and that he as such Operating Manager being authorized so to do, executed the foregoing instrument for the proposes therein contained by signing the name of the limited liability company by the said Damian Mingle as such Operating Manager..

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 12th day of April, 2004.

Notary Public

My Commission Expires: 7/30/05

