Davidson County DEEDWARR
Recvd: 04/22/05 15:14 2 pg
Fees:13.00 Taxes:314.50

20050422-0045289

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value (whichever is greater) is $ 85,000.

Affiant

CHRISTIAN S. HOFSTETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 22nd day of April, 2005.

Notary Public

My Commission Expires: 7-30-2005

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
95 White Bridge Road, Suite 505
Nashville, TN 37205

ADDRESS NEW OWNERS:	SEND TAX BILL TO:	MAP-PARCEL NOS:
Thomas E. Ford, Sr. et ux 3000 Nolensville Road NASHVILLE, TN. 37211	Same	Map 105-16 Parcels 141.00 and 142.00

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **Steven A. Edwards, Trustee for The Steven A. Edwards Revocable Family Trust**, have bargained and sold, and by these presents do transfer and convey unto **Thomas E. Ford, Sr. and wife, Suzanne S. Ford**, the Grantees herein, their heirs, representatives, successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 36on the Map of Corrine Place, of record in Plat Book 332, Page 1, Registrar's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven A. Edwards, Trustee for the Steven A. Edwards Revocable Family Trust by deed from J. Chad Wise, unmarried, of record in Instrument No. 200008030077371, Register's Office for Davidson County, Tennessee.

This property is improved property known as 2136 Utopia Avenue, Nashville, TN 37211.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 35 on the plan of Corrine Place,

of record in Plat Book 332, Page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven A. Edwards, Trustee for the Steven A. Edwards Revocable Family Trust by deed from J. Chad Wise, unmarried, of record in Instrument No. 200008030077372, Register's Office for Davidson County, Tennessee.

This property is improved property known as 2134 Utopia Avenue, Nashville, TN 37211.

This conveyance is made subject to:

1. Taxes for 2005, pro-rated, a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of Corrine Place of record in Plat Book 332, Page 1, Register's Office of Davidson County, Tennessee.

3. Sanitary sewers and/or storm drainage easement 10 feet wide granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4260, Page 631, said Register's Office (Tract I).

4. Easement to construct, operate and maintain a storm sewer, of record in Book 4069, Page 814, said Register's Office (Tract II).

To have and to hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, representatives, successors and assigns forever. And Grantor does covenant with the said Grantees that he is lawfully seized and possessed of the interest in said land which is herein conveyed in fee simple, has a good right to convey it, and the same is unencumbered except as herein above set out.

And Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives to warrant and forever defend the title to the said land to the said Grantees, their heirs, representatives, successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 22 day of APRIL, 2005.

Steven A. Edwards, Trustee
The Steven A. Edwards Revocable Family Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Steven A. Edwards, Trustee for The Steven A. Edwards Revocable Family Trust**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 7-30-2005

CHRISTIAN S. HOFSTETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.