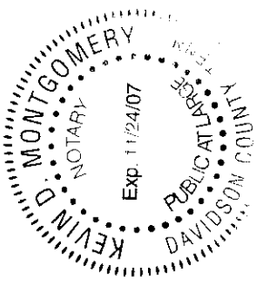
WARRANTY DEED

BOX 10-A



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kwame Asare	Countrywide Home Loans	Map 72-14
(NAME) 1509 Cahal Avenue	(NAME) 801 Crescent Centre Drive	Parcel 247
(ADDRESS) Nashville, TN 37205	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GEORGE FORD, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KWAME ASARE AND WIFE, SERWAA ASARE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Cahal Avenue 104.75 feet westerly from the westerly margin of Northview Avenue; thence, north 1.5 deg. east and parallel to Northview Avenue 200 feet to a point 73.5 feet south of the southerly line of Lot No. 1 in Coggin's First Addition, of record in Book 421, page 33, Register's Office for Davidson County, Tennessee; thence, westerly parallel with same 50 feet to the westerly line of the lot conveyed to Sam A. High by deed of record in Book 417, page 277, said Register's Office; thence, with the easterly line of this property, south 1.5 deg. West 200 feet to the northerly margin of Cahal Avenue; thence westerly with same, 50 feet to the beginning.

Being the same property conveyed to George Ford, unmarried, by deed dated October 8, 2003 from Jay R. Wilfong of record in Instrument #20031013-0151191, said Register's Office.

This conveyance is subject to 2005 real property taxes, which have been prorated and assumed by the grantees and any easements and restrictions of record.

Davidson County DEEDWARR
Recvd: 05/31/05 10:56 2 pgs
Fees:13.00 Taxes:406.63



20050531-0060861

unimproved ☐

This is improved ☒ property, known as 1509 Cahal Avenue, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 26th day of May, 2005.

George Ford

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 George Ford, 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 26th day of May, 2005.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN Exp. 11/24/07

Notary Public