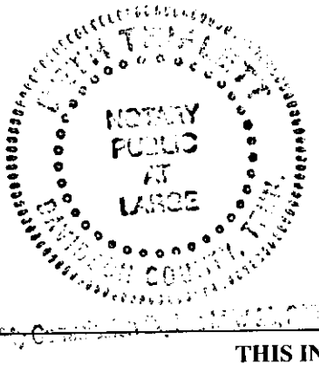
#9774 Box 13

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Mignon Francois
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Alvin Francois | Alvin Francois | 82-13-193 |
| (NAME) | (NAME) | |
| 1213 6th Avenue North | 1213 6th Avenue North | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37208 | Nashville, TN 37208 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Davidson County DEEDWARR
Recvd: 07/11/05 16:14 2 pgs
Fees:13.00 Taxes:518.00

20050711-0080115

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, Tim Forsman, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alvin Francois and wife, Mignon Francois, 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 Located in Davidson County, Tennessee, to wit: Being the southerly 1/3 of Lot No. 104 on the Plan of D.T. McGavock's First Addition to Nashville, as of record in Book 10, Pages 606 to 609, inclusive, Register's Office for said County.

Being the same property conveyed to Tim Forsman, unmarried, by deed of record in Instrument No. 20040903-0106959, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1213 6th Avenue North, Nashville, TN 37208

(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.

This instrument is executed on behalf of Tim Forsman by James Bareet as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050711-0080114, in the Register's Office for Davidson County, Tennessee.

Witness my hand this 7th day of June, 2005.

Tim Forsman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 7th day of June, 2005, before me personally appeared James Barret, the person who executed the foregoing instrument on behalf of Tim Forsman, and who acknowledged that he executed the same as the free act and deed of the said Tim Forsman. through Power of Attorney granted him by the said Tim Forsman.

Witness my hand and official seal at Nashville, Tennessee this 7th day of June, 2005.

Commission expires: May 28, 2006

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 7th day of June, 2005, before me personally appeared James Barret, the person who executed the foregoing instrument on behalf of Tim Forsman and who acknowledged that she executed the same as the free act and deed of the said Tim Forsman, through Power of Attorney granted James Barret by the said Tim Forsman.

My commission expires 5/28/06

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006