Davidson County DEEDWARR
Recvd: 09/01/05 14:59 3 pgs
Fees:18.00 Taxes:1207.13

20050901-0105274

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN05337

WARRANTY DEED

CHERYL M. TRAVERSE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$326,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 17th day of August, 2005

Notary Public

MY COMMISSION EXPIRES: 1-20-08

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Ford, III **1680 Stokley Lane** **Old Hickory, TN 37138**	Taylor, Bean, Whitaker Mtg. Corp 1417 N. Magnolia Ave Ocala, FL 34475	**064-01-130**

FOR AND IN 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,

Anthony G. Barrett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John L. Ford, III and Sandra H. Ford, Husband and Wife

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:

Being Lot No. 87, Phase Two, Cleveland Hall Subdivision, as shown on plat of record in Plat Instrument Number 20020304-0026804, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Anthony G. Barrett, by Warranty Deed from Cleveland Hall, LLC, dated 7-20-04 and recorded 7-22-04 in Instrument Number 20040722-0087983, Register's Office for Davidson County, Tennessee.

Subject to DCCE & By Laws, Restrictive Covenants of record in Book 11725, page 76, in the Register's Office of Davidson County, Tennessee.

Subject to Charter of Homeowner's Association of record in Book 11725, page 70, Register's Office of Davidson County, Tennessee.

Subject to Easement granted Bell South Telecommunications of record in Book 11720, page 325, Register's Office for Davidson County, Tennessee.

Subject to Deed of Highway Easement of record in Book 8068, page 524, Register's Office of Davidson County, Tennessee.

Subject to Public Utilities & Drainage Easement of record in Book 8068, page 524, Register's Office of Davidson County, Tennessee.

Subject to Easements of record in Book 7844, page 242, 249, 262, 268 & 272, Register's Office of Davidson County, Tennessee.

a ah bh pba

Unimproved ( )
This is improved (X) property known as **1680 Stokley Lane, Old Hickory, TN 37138**
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 our hands this 17th day of August, 2005.

Anthony G. Barrett by Eric Scoggins, Attorney in Fact of record in Instrument Number _____, **Register's Office for Davidson County, Tennessee.**

Anthony G. Barrett by
ATTORNEY IN FACT
Eric Scoggins

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony G. Barrett the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mount Juliet, Tennessee this 17th day of August, 2005.

Commission Expires: 1-20-08

Notary Public

CHERYL M. TRAVERSE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2005.

Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

On this 17th day of August, before me personally appeared Erik Scoggin, to me known to be the person who executed the foregoing instrument on behalf of Anthony G. Barret as Attorney in Fact and who acknowledged that he executed the same as the free act and deed of the said Anthony G. Barret.

Witness my hand and official seat at Mount Juliet, Tennessee this 17th day of August, 2005.

Cheryl M. Traverse
Notary Public

My Commission Expires:

1-20-08

CHERYL M. TRAVERSE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE