25-1-395

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 10/04/05 13:12 2 pgs
Fees:13.00 Taxes:636.68
20051004-0119274

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **27th** day of **September, 2005** by and between **Ronnie Louis Ford** , herein after referred to as GRANTOR, and **Nancy J. Norman, married** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 547 on the Plan of Caldwell Hall, Section VIII, as of record in Book 3106, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 547 fronts 100 feet on the northerly side of Wauford Drive, and runs back 144.1 feet on the westerly line and 153.4 feet on the easterly line, to a dead line in the rear, which is a broken line on which it measures 73.1 feet.
Being the same property conveyed unto Joyce Katherine Birdwell Forkum and Ronnie Louis Ford, as joint tenants with rights of survivorship, by Quitclaim Deed from Joyce Katherine Birdwell Forkum, dated December 31, 1999, of record in Instrument Number 200001030000119, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed unto Joyce Katherine Birdwell Forkum by Divorce Decree dated October 16, 1964, of record in Book 5367, page 769, Register's Office for Davidson County, Tennessee. Joyce Katherine Birdwell Forkum predeceased Ronnie Louis Ford and property now vested as Ronnie Louis Ford as surviving tenant.

This is improved/unimproved property known as: 350 Wauford Place, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Ronnie Ford
Ronnie Louis Ford
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Ronnie Louis Ford** , to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this **27th** day of **September, 2005.**

Notary Public

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: My Commission Expires October 26, 2008

Name and Address of Property Owner:
Nancy J. Norman
350 Wauford Place, Nashville, TN 37211

Send Tax Statements to:
Cumberland Bank
4140 Dublin Blvd, Ste 300, Dublin, CA 94568

Map and Parcel--147.05-049.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$172,075.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **27th** day of **September, 2005.**

Notary Public

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: My Commission Expires October 26, 2008

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