THIS INSTRUMENT PREPARED BY:
RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 5225

Davidson County DEEDWARR
Recvd: 01/20/06 10:44 2 pg
Fees:13.00 Taxes:560.55
20060120-0007676

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY ONE THOUSAND FIVE HUNDRED AND 00/100 ($151,500.00) DOLLARS, cash in hand paid by DAVID L. CAVAZOS and wife, MARY L. CAVAZOS, receipt of which is hereby acknowledged, I, HUGH G. FRENCH, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said DAVID L. CAVAZOS and wife, MARY L. CAVAZOS, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Charlotte Park, Section II, of record in Plat Book 2663, Page 22 and 23, amended in Book 4099, Page 733, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Hugh G. French, unmarried, and Mary Lou French, unmarried, by deed from Vlado Kozomara, unmarried, dated November 1, 2004, and of record in Instrument No. 20041103-0132858, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Hugh G. French, unmarried, by Quitclaim Deed from Mary Lou French, unmarried, dated September 1, 2005, and of record in Instrument No. 20050901-0105049, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all matters shown on plat of record in Plat Book 2663, Page 22-23; and as amended in Book 4099, Page 733, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the right-of-way of Henry Ford Drive.

This is improved property known as 6301 Henry Ford House, Nashville, Tennessee 37209.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said DAVID L. CAVAZOS and wife, MARY L. CAVAZOS, their heirs and assigns, forever. And I do covenant with the said DAVID L. CAVAZOS and wife, MARY L. CAVAZOS, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2006 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said DAVID L. CAVAZOS and wife, MARY L. CAVAZOS, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 18th day of January, 2006.

HUGH G. FRENCH

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, HUGH G. FRENCH, unmarried, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 18th day of January, 2006.

NOTARY PUBLIC

TONYA K. LAMBRIGHT NOTARY PUBLIC AT LARGE HUMPHREYS COUNTY, TN

My Commission Expires: 08-15-06

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $151,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 18th day of January, 2006.

NOTARY PUBLIC

JULIE WILBANKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 2/20/08

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Tax Map 90-12
Parcel No. 137

ADDRESS OF NEW OWNERS:
Mr. and Mrs. David L. Cavazos
6301 Henry Ford House
Nashville, TN 37209

SEND TAX BILLS TO:
Same