THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R02881

Davidson County DEEDWARR
Recvd: 06/13/06 08:40 2 pgs
Fees:13.00 Taxes:610.50

20060613-0069954

Property Address:
4044 Yoest Drive, Nashville, TN 37207

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Steve Ford**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Ann Figgins, and Keith Figgins, as Tenants by the Entirety,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot 36, Section 3 of the Dalemere Subdivision, as shown of record in Book 4034, Page 956, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from James T. Williams, dated December 13, 2004, and recorded January 13, 2005, in the Register's Office for Davidson County, Tennessee, Instrument Number 200501130005033.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 3rd day of March, 2006.

_____{Seal}

Steve

State of TENNESSEE
County of DAVIDSON

On this the 3rd day of March, 2006, before me, the undersigned officer, personally appeared Steve Ford, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Angie Valentine
Notary Public

My Commission expires: 9-22-07

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $165,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Angie Valentine
Affiant

Sworn to and subscribed before me this the 3rd of March, 2006.

Charlotte A. Bethel
Notary Public

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission expires: 4-16-08

Name of Owner and Property Address:
Ann Figgins and Keith Figgins
4044 Yoest Dr.
Nashville TN 37207

Person Or Entity Responsible For Payment Of Taxes:
Ann Figgins and Keith Figgins
Same

Tax Parcel ID#: 041-04-058.00