WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10/25/06

Notary Public

MY COMMISSION EXPIRES: 5/22/2010

(AFFIX SEAL)

ALLISON H. KEENER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 11/02/06 15:37 2 pgs
Fees:13.00 Taxes:129.50
20061102-0136464

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Ford	Same	MAP 091-08-0 PAR 038
(NAME)	(NAME)	
1024 44th Ave. North		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Frances S. Lunsford, a single woman,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin Ford and wife Kelly Ford,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of L. H. Davis Subdivision of Lot 41, Clifton Plan of record in Plat Book 57, page 100, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed Mildred Robeson by deed dated June 3, 1960 from Jack J. Cohen and wife, Bessie D. Cohen, of record in Book 3074, page 114, Register's Office for Davidson County, Tennessee. The said Mildred Robeson having since died intestate on February 12, 1978, leaving Francis S. Lunsford as her sole surviving heir, as evidenced by an Affidavit of Heirship dated June 28, 2002 of record in Instrument No. 20020705-0080913, said Register's Office. For the express purpose of making a re-conveyance to herself, the said Frances S. Lunsford conveyed her interest in the subject property to Richard Manson, Trustee by Quitclaim Deed dated June 28, 2002, of record in Instrument No. 20020705-0080914 and re-recorded in Instrument No. 20020716-0085721, said Register's Office, and within the same deed the said Richard Manson, Trustee conveyed his interest in the subject property to Frances S. Lunsford.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is the improved property known as1024 44th Ave. North, Nashville, TN 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 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 my/our hand(s) this day 10/25/06.

Frances S Lunsford by David Swett

David Swett, Attorney-in-Fact for Frances S. Lunsford,
Per Power of Attorney, Recorded Simultaneously herewith, Seller

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named David Swett, Attorney-in-Fact for Frances S. Lunsford, Per Power of Attorney, Recorded Simultaneously herewith, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **day 10/25/06.**

My Commission Expires: My Commission Expires March 22, 2008

Mary J Rucker

Notary Public

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203