PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 02/12/07 16:17 3 pg
Fees:18.00 Taxes:557.59



20070212-0018111

WARRANTY DEED

THIS INDENTURE is made and entered into this 8th day of February, 2007, by and between GRANT F. CARRUTH, SPECIAL MASTER, hereinafter called Grantor, and THOMAS FORD, JR., UNMARRIED, hereinafter called 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 considerations, the receipt of which are hereby acknowledged, GRANT F. CARRUTH, SPECIAL MASTER, as Grantor, does hereby bargain, sell, transfer and convey unto THOMAS FORD, JR., UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2916 SIMMONS AVENUE, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees 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 in Exhibit "B".

Grantor further covenants and binds, himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER:

GRANT F. CARRUTH, SPECIAL MASTER
Signature of Seller

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, GRANT F. CARRUTH, SPECIAL MASTER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 8th day of February, 2007.

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

THOMAS FORD, JR.

2916 SIMMONS AVENUE
NASHVILLE, TN 37211

Property Address:

2916 SIMMONS AVENUE, NASHVILLE, TN 37211
Person Responsible for Taxes:

Thomas Ford, Jr.
3924 Caylor Drive
Nashville, TN 37215

Map & Parcel #: MAP 119-14, PARCEL 4

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson :

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 **$150700.00** 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 8th day of February, 2007.

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

06-394J

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 31 of Block D on the Map of Part Two Woodbine Courts, described according to a copy of a survey thereof made by Blanchard and Parrish, Engineers, as follows:

Beginning at a point in the easterly margin of Simmons Avenue, the corner of Lots Nos. 31 and 32; thence with the line between said lots easterly 150 feet to the west line of Lot 30; thence with the line between Lots 30 and 31 northerly 109 feet to the south margin of Tanksley Avenue; thence with the line of the same, westerly 98.9 feet to a concrete monument at the beginning of a curve; thence around said curve, southwesterly 79.6 feet to the easterly margin of Simmons Avenue; thence with the margin of the same, southerly 57.9 feet to the beginning.

Being the same property conveyed to Mary Jan Al-Hasnawi and Grant F. Carruth, by Deed from Xavier H. Hunt, of record in Instrument Number 20011203-0132345, Register's Office for Davidson County, Tennessee. The interest of Mary Jan Al-Hasnawi was subsequently vested in Thaban Knayesh Al-Hasnawi by Final Decree of Divorce in the Fourth Circuit Court Case No. 02D-1633, filed for record in Instrument Number 20070212-0018109, said Register's Office. By Decree for Partition of Real Property By Sale the property was vested in Grant F. Carruth – one-half (1/2) undivided interest, and Thaban Knayesh Al-Hasnawi – one-half (1/2) undivided interest, filed for record in Instrument Number 20070212-0018110, said Register's Office.. By Order of Sale recorded as Dock No. 06P-0979, Grant F. Carruth, the grantor herein, was authorized and empowered as Special Master by the Seventh Circuit Court for Davidson County, Tennessee to make, execute and have acknowledged for recording a warranty deed conveying his interest and the interest of Thaban Knayesh Al-Hasnawi in and to said property.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 119-14, PARCEL 4).
2. All City REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 119-14, PARCEL 4).

3. All matters as set forth on the Plan of record in Plat Book 5200, Page 567, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.