Davidson County DEEDWARR
Recvd: 03/12/07 09:40 2 pgs
Fees:13.00 Taxes:462.13
20070312-0029810

This instrument prepared by:
Brogdon, Creasy, Kelly & Sanders, PLLC
230 North Main Street
Dickson, TN 37055
BCKS #07-020032

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE

Jason Wayne Ford and wife, Heidi Ford

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Michael Reale, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN THE 8th CIVIL DISTRICT OF **DAVIDSON** COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in the Eighth Civil District of Davidson County, Tennessee, to-wit: BEING Lot No. 37 on the Plan of Westboro Subdivision, Section Two, as of record in Book 1424, page 60, Register's Office of said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason Wayne Ford by deed of conveyance from the Secretary of Housing and Urban Development, of Washington, D.C., dated January 13, 1999, recorded in the Register's Office of Davidson County, Tennessee in Book 11299, Page 399.

Subject to all matters as set forth on Plan of Westboro Subdivision of recorded in the Register's Office of Davidson County, Tennessee in Plat Book 1424, Page 60.

2007 County property taxes were prorated and the entire tax bill is the responsibility of Grantee(s).

TOGETHER 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

J.W.F.

W.H.F.

MR

WITNESS, this 1st day of March, 2007.

Heidi Ford does hereby join in this conveyance to convey all marital interest that she may have in said property.

Jason Wayne Ford
Jason Wayne Ford

Heidi Ford
Heidi Ford

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 **Jason Wayne Ford and wife, Heidi Ford,** the bargainor(s), 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 and official seal at office in said County this 1st day of March, 2007.

My commission expires: June 23, 2007

Angelia B. Deason
Notary Public

ANGELIA B. DEASON NOTARY PUBLIC AT LARGE DICKSON COUNTY, TN.

STATE OF: Tennessee
COUNTY OF: Davidson

The actual consideration or value, whichever is greater, for this transaction is: **$124,900.00.**

Michael Reale
Affiant

Sworn to and subscribed before me this 1st day of March, 2007.

My Commission Expires: June 23, 2007

Angelia B. Deason
Notary Public

ANGELIA B. DEASON NOTARY PUBLIC AT LARGE DICKSON COUNTY, TN.

MAP and PARCEL NUMBER:
#090-16-0-108.00

SEND TAX BILLS TO: New Owner
John Michael Reale
548 Westboro Dr
Nashville TN, 37209