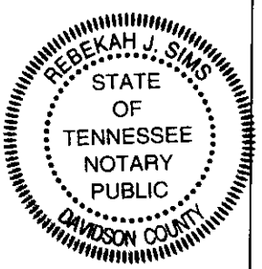
File No. 271100739

WARRANTY DEED



STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-20-2010

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/26/07 15:10 2 pg
Fees:13.00 Taxes:998.63

20071226-0147355

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry S. Dees	Countrywide Bank, FSB	083-13-0-349.00
(NAME) 406 South 15th Street	(NAME) 4709 East 82ND Street	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Indianapolis, IN 46250	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Scott Ford and wife, Laurie Ford, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry S. Dees and wife, Susan M. Dees, 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:

TRACT I:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING 40 FEET AND ONE INCH OFF THE NORTH SIDE OF BLOCK "X" OF THE SUBDIVISION OF THE LINDSLEY HOME PLACE IN THE OLD 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, A PLAN OF WHICH SUBDIVISION IS OF RECORD IN PLAN BOOK 2, PAGE 92, CHANCERY COURT AT NASHVILLE.
SAID 40 FEET AND ONE INCH FRONTING ON THE WESTERLY SIDE OF 15TH STREET, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET, MORE OR LESS TO A DEAD LINE.

TRACT 2:
LAND IN DAVIDSON COUNTY, TENNESSEE, 120 FEET MORE OR LESS OFF THE REAR OF 40.1 FOOT LOT, MORE OR LESS, LOCATED ON THE WESTERLY SIDE OF 15TH STREET, SAID 40.1 FOOT BEING ON THE PLAN OF LINDSLEY HOME PLACE, AS OF RECORD IN PLAN BOOK NO.2, PAGE 93, OF THE CHANCERY COURT AT NASHVILLE, TENNESSEE, AND BEING THE NORTHERLY 40.1 FEET OF LOT MARKED "X" ON SAID PLAN, SAID 120 FEET MORE OR LESS OFF THE REAR OF SAID 40.1 FOOT LOT IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, THE NW CORNER OF SAID LOT AND RUNNING SOUTHERLY ALONG THE EASTERLY MARGIN OF AN ALLEY 40.1 FEET TO A POINT, THE SW CORNER, THENCE EASTERLY 120 FEET, MORE OR LESS, TO A STAKE; THENCE NORTHERLY 40.1 FEET TO A STAKE IN SOUTHERLY MARGIN OF AN ALLEY, THENCE WESTERLY 120 FEET TO THE BEGINNING.

Being the same property conveyed to SCOTT FORD AND WIFE, LAURIE FORD by deed from BRENDA TURNER of record in Instrument 200607110082885 on 06/23/2006 and filed for record on 07/11/2006, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 406 South 15th Street, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 14th day of December, 2007.

Scott Ford

Laurie Ford

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Scott Ford and Laurie Ford the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of December, 2007.

Commission expires: 11.28.09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

File Number: 271100739

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122