STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for
this transfer or value
(whichever is greater)
is $ **$250,000.00**.

Suzanne S. Ford
Affiant

Davidson County DEEDWARR
Recvd: 02/27/09 15:50 2 pgs
Fees:13.00 Taxes:925.00
20090227-0017578

Subscribed and sworn to before me, this
27 day of Feb 2009.

Notary Public

My Commission Expires: 2-17-2012

SUSAN S. HOFSTETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
95 White Bridge Road, Suite 505
Nashville, TN 37205

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**MAP-PARCEL NOS:**
Thomas E. Ford, Sr. et ux 3924 Caylor Drive Nashville, TN 37215	Same	Map: 106-05-0 Parcels: 111 and 112

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **David Risner a/k/a David P. Risner, Robert F. Risner, and Dolphus Risner,** the Grantors herein, have bargained and sold, and by these presents do transfer and convey unto **Thomas E. Ford, Sr. and wife, Suzanne S. Ford,** the Grantees herein, their heirs, successors and assigns, their entire undivided interest in two (2) tracts or parcels of land in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows:

TRACT 1:
Being Lot No. 2 of Sneed-Cox Subdivision, Section, of record in Plat Book 8250, page 796, Register's Office for said County, to which reference is hereby made for a more complete description of said property.

TRACT 2:
Being Lot No. 3 of Foster Business Park, of record in Plat Book 9700, page 253 and a re-plat of record in Book 8250, page 837, Register's Office for said County, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to David Risner, Clay Risner, Robert F. Risner and Dolphus Risner in equal shares by quitclaim deed from T. Wayne Hood, Senior Vice President of The Bank of Nashville as Executor and Trustee of the Estate of William A. Sneed, of record in Book 10808, page 262, Register's Office for Davidson County, Tennessee. The said Clay Risner, being one and the same person as Claiborne Risner, having subsequently conveyed his one-quarter interest in said property in equal shares by quitclaim deed to David P. Risner and Robert F. Risner, of record in Instrument 20050526-0059396, said Register's Office. The said David P. Risner being one and the same person as David Risner.

This conveyance is made subject to:

1. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable;

2. Taxes for the year 2009, pro-rated and assumed by Grantees, a lien, not yet due and payable;

3. All matters shown on the Plan of Sneed/Cox Subdivision, of record in Plat Book 8250, page 796, said Register's Office;

4. All matters shown on the Plan of Plat of Correction of Lot Three Foster Business Park, of record in Plat Book 9700, page 253 and corrected in Plat Book 8250, page 837, said Register's Office;

5. Any and all further restrictions, easements, encumbrances, and covenants of record.

The subject property is improved property commonly known as 15 and 19 Cleveland Avenue (Tracts 1 and 2), Nashville, Tennessee, 37219.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs, successors and assigns, forever.

Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs, successors, assigns and representatives, against the lawful claims of all persons, whomsoever. Janice M. Risner, wife of David Risner, Patsy Lou Risner, wife of Robert F. Risner, and Barbara Jo Risner, wife of Dolphus Risner, join in this deed to convey whatever marital interest they have in the subject property.

WITNESS our hands this 27th day of Feb, 2009.

David Risner a/k/a David P. Risner

Janice M. Risner

Robert F. Risner

Patsy Lou Risner

Dolphus Risner

Barbara Jo Risner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Risner a/k/a David P. Risner, Janice M. Risner, Robert F. Risner, Patsy Lou Risner, Dolphus Risner, and Barbara Jo Risner**, 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 and official seal at Nashville, Tennessee, this 27 day of Feb, 2009.

NOTARY PUBLIC

My Commission Expires: 9-19-2009

CHRISTIAN S. HOFSTETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.