STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for
this transfer or value
(whichever is greater)
is $300,000.00.

Affiant

Subscribed and sworn to before me, this

29th day of July, 2009.

Notary Public

My Commission Expires: 9-19-2009

BILL GARRETT, Davidson County
Trans:T20090051130 DEEDWARR
Recvd: 07/29/09 13:40 2 pgs
Fees:13.00 Taxes:1110.00
20090729-0070981

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 et ux. 3924 Caylor Drive Nashville, TN 37215	Same	Map/Parcel: 106-6-39

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; we, **William T. Manlove and wife, Brenda J. Manlove**, the Grantors herein, have bargained and sold, and by these presents do transfer and convey unto **Thomas E. Ford and wife, Suzanne S. Ford,** the Grantees herein, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 66, 67, and the northerly 10 feet of Lot 68 on the Plan of A. M. Brown's Subdivision, as of record in Plat Book 57, page 126, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 66, 67 and part of 68 front together 110 feet on the westerly side of Foster Avenue and run back between parallel lines 150 feet to an alley.

Included in the above but excluded therefrom is that portion thereof conveyed to Metropolitan Government of Nashville and Davidson County, by deed of record in Book 3963, page 489, Register's Office for said County.

Being the same property conveyed to William T. Manlove and wife, Brenda J. Manlove, by deed dated February 28, 2003 from Jon L. Norris, a married person, of record in Instrument No. 20030310-0030751 and re-recorded in Instrument No. 20040325-0033950, Register's Office for Davidson County, Tennessee.

This is improved property known as 1021 Foster Avenue, Nashville, TN 37210.

This conveyance is made subject to:

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

2. A sewer easement of record in Book 3803, page 993, Register's Office for Davidson County, Tennessee; and

3. Any and all further zoning regulations, building restrictions and setback lines, easements, rights-of-way, encumbrances, and covenants of record.

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 hereby covenant with Grantees that Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantors do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming, by through or under said Grantors, but not otherwise.

WITNESS our hands this 29 day of July, 2009.

William T. Manlove

Brenda J. Manlove

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 **William T. Manlove and Brenda J. Manlove**, the 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 29th day of July, 2009.

NOTARY PUBLIC

My Commission Expires: 9-19-2009

CHRISTY S. HOBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.