WARRANTY DEED

AT-20090202

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of October, 2009.

(Affix Seal) Notary Public

My Commission Expires: 5-2-11

MELANIE HICKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
508 Autumn Springs Court
Suite 1-B
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Myra S. Withers and Sterling A. Withers and Lillibeth O. Withers	NEW OWNER	147.10-0-049.00
5013 West Durrett Drive		
Nashville, TN 37211		

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 consideration, the receipt of which is hereby acknowledged, I/we, **Christy L. Ford and husband, John C. Ford**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Myra S. Withers and Sterling A. Withers and Lillibeth O. Withers**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No., 294, Caldwell County Estates, Section Five, as of record in Book 3300, page 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christy L. Ford and husband, John C. Ford from Brian O. Camp and wife, Sara S. Camp by Warranty Deed dated July 15, 2004 and recorded July 16, 2004 in Instrument #20040716-0085125, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 5013 West Durrett Drive, Nashville, TN 37211.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 hand(s) this 28th day of October, 2009

Christy L. Ford

John C. Ford

BILL GARRETT, Davidson County
Trans: T20090073725 DEEDWARR
Recvd: 10/29/09 14:16 1 pgs
Fees: 13.00 Taxes: 624.93
20091029-0100044

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Christy L. Ford and John C. 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 Williamson, Tennessee, this 28th day of October, 2009.

Notary Public
My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON