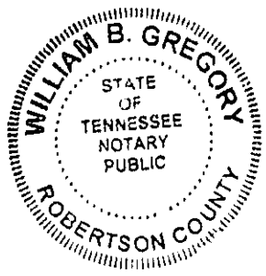
BILL GARRETT, Davidson County
Trans:T20100001649 DEEDWARR
Recvd: 01/08/10 13:10 2 pgs
Fees:13.00 Taxes:473.60
20100108-0002020

	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$128,000.00.** Donna Pinkle Affiant Subscribed and sworn to before me, this the 31st day of December, 2009. Notary Public My commission expires: 3-30-2010 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429, Nashville, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Johnny L. Claud, Jr.	Franklin American Mortgage Co	Map 95.05 Group B
2120 Lebanon Pike #81	501 Corporate Centre Dr.	Parcel 163
Nashville, Tennessee	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Tonya E. Ford and husband, Andrew J. Ford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Johnny L. Claud, Jr., a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 81, on the Master Deed of Easthaven Townhomes, a Planned Unit Development, of record as Inst. No. 20010806-0083543, as amended in Inst. No. 20040419-0043570, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Tonya E. Irions (now known as Tonya E. Ford) by instrument executed September 17, 2004, which is of record in Book as Instrument No. 20040921-0113588, Register's Office for Davidson County, Tennessee. .

Andrew J. Ford, the husband of Tonya E. Ford, joins herein for the express purpose of conveying any right title or interest he might have in the property by virtue of his marriage to Tonya E. Irions (now known as Tonya E. Ford).

THIS conveyance is subject to any and all matters as shown on the plan shown as a part of the Master Deed of Easthaven Townhomes, a Planned Unit Development, of record as Inst. No. 20010806-0083543, as amended in 20040419-0043570, Register's Office, Davidson County, Tennessee; and, to restrictions, declarations, dedications, agreements, memorandums, assessments, covenants, conditions, and/or easements of record against said property which are of record in said Register's Office; especially to those matters of record in Inst. No. 20010806-0083543, Inst. No. 20020709-0082357, Inst. No. 20030425-0055753, Inst. No. 20031007-0147961 and Inst. No. 20040419-0043570, all in said Register's Office.

This is improved property known as **2120 Lebanon Pike #81, Nashville, Tennessee**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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 convenant 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. 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 31st day of December, 2009.

Tonya E. Ford

Andrew J. Ford

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Tonya E. Ford and husband, Andrew J. Ford,** the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of **December, 2009.**

Notary Public

My Commission Expires: 3-30-2010

