BILL GARRETT, Davidson County
Trans:T20100005521 DEEDWARR
Recvd: 01/28/10 10:38 2 pgs
Fees:13.00 Taxes:1017.50

20100128-0007117

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for
this transfer or value
(whichever is greater)
is $ 275,000.00

Affiant

Subscribed and sworn to before me, this
27th day of January, 2010.

Notary Public

My Commission Expires: 9/8/2013

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: 119-14 Parcel: 4

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, **Thomas Ford, Jr.,** the Grantor herein, has bargained and sold, and by these presents does transfer and convey unto **Thomas E. Ford, Sr. and wife, Suzanne S. Ford,** the Grantees herein, their heirs, successors and assigns, his entire undivided interest in a certain tract or parcel of land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 31 of Block D on the map of Part Two Woodbine Courts, described according to a copy of a survey thereof made by Blanchard and Parrish, Engineers, as follows:

Beginning at a point in the easterly margin of Simmons Avenue, the corner of Lots Nos. 31 and 32; thence with the line between said lots easterly 150 feet to the west line of Lot 30; thence with the line between Lots 30 and 31 northerly 109 feet to the south margin of Tanksley Avenue; thence with the line of the same, westerly 98.9 feet to a concrete monument at the beginning of a curve; thence around said curve southwesterly 79.6 feet to the easterly margin of Simmons Avenue; thence with the margin of the same, southerly 57.9 feet to the beginning.

Being the same property conveyed to Thomas Ford, Jr., unmarried, by deed from Grant F. Carruth, Special Master, of record in Instrument No. 20070212-0018111, Register's Office for Davidson County, Tennessee.

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. All real property taxes and city real property taxes for the year 2010, pro-rated and assumed by Grantees, a lien, not yet due and payable;
3. All matters as set forth on the Plan of record in Plat Book 5200, page 567, said Register's Office, including any and all setback lines, easements, notes, and restrictions that may be shown thereon; and
4. Any and all further restrictions, easements, encumbrances, and covenants of record.

The subject property is improved property commonly known as 2916 Simmons Avenue, Nashville, TN 37211.

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.

Grantor does hereby covenant with Grantees that Grantor 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 Grantor does further covenant and bind herself, her 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 Grantor, but not otherwise.

Jennifer Leigh Ford, wife of Grantor, joins in this deed to convey whatever marital interest she has in the subject property.

WITNESS our hands this 27th day of Jan, 2010.

Thomas E. Ford, Jr.

Jennifer Leigh Ford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas E. Ford, Jr. and wife, Jennifer Leigh Ford**, 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 27th day of Jan, 2010.

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

NOTARY PUBLIC

My Commission Expires: 9/8/2013