STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

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

Subscribed and sworn to before me, this 28th day of Jan., 2010.

Notary Public

My Commission Expires: 9/8/2013

BILL GARRETT, Davidson County
Trans:T20100005836 DEEDWARR
Recvd: 01/29/10 11:43 2 pgs
Fees:13.00 Taxes:1110.00
20100129-0007501

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, Jr. et ux. 3920 Caylor Drive Nashville, TN 37215	Same	Map: 117-13 Parcel: 115

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; I, **Julia E. Ford Muscari**, the Grantor herein, have bargained and sold, and by these presents do transfer and convey unto **Thomas E. Ford, Jr. and wife, Jennifer Leigh 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 Lot No. 12 on the Plan of Sugar Tree Subdivision, of record in Plat Book 1424, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Columbus E. Ford, Jr. and wife, Mary E. Ford, by deed dated August 31, 1956 from Chandler E. York and wife, Helen B. York, of record in Book 2593, page 33, Register's Office for Davidson County, Tennessee. The said Columbus E. Ford, Jr. having since died, predeceasing his wife, Mary E. Jones, leaving her as the surviving tenant by the entirety. The said Mary E. Jones died on June 23, 2008 and by her Last Will and Testament filed in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 08P-1472, devised the subject property to her daughter Julia E. Ford Muscari.

This is improved property known as 3939 Cross Creek Road, Nashville, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2010, pro-rated and assumed by Grantees, a lien, not yet due and payable;

2. All matters shown on the Plan of Sugar Tree Subdivision of record in Plat Book 1424, page 100, Register's Office for Davidson County, Tennessee

3. Storm drainage easement of record in Book 3914, page 33, said Register's Office; and

4. 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 Grantee, his heirs, successors and assigns, forever.

Grantor does hereby covenant with Grantee 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 Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Michael Abraham Muscari, husband of Grantor, joins in this deed to convey any and all marital interest he may have in the subject property.

WITNESS our hands this 28 day of January, 2009.10

Julia E. Ford Muscari

Julia E. Ford Muscari

Michael Abraham Muscari

Michael Abraham Muscari

STATE OF ALABAMA)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Julia E. Ford Muscari and Michael Abraham Muscari**, 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 Irondale, Alabama, this 28th day of January, 2009.10

Ronda Hoye Garrick

NOTARY PUBLIC

My Commission Expires: December 6, 2010

RONDA HOYE GARRICK NOTARY PUBLIC ALABAMA STATE AT LARGE

RONDA HOYE GARRICK
Notary Public, Jefferson County
Alabama State At Large
My Commission Expires
December 06, 2010