THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204
G#23051-4

BILL GARRETT, Davidson County
Trans:T20110010193 DEEDWARR
Recvd: 02/18/11 08:46 2 pgs
Fees:13.00 Taxes:1387.50
20110218-0013718

BOX #14A

ADDRESS NEW OWNERS:
Thomas E. Ford and
Suzanne S. Ford
3000 Nolensville Road
Nashville, TN 37211

SEND TAX BILLS TO:
"New Owners"

MAP-PARCEL NOS.
Map 105-16-0
Parcels 103.00 and
104.00, respectively

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Larry E. Maddin and wife, Sandra A. Maddin**, hereinafter called the "Grantors", have bargained and sold, and by these presents do transfer and convey unto **Thomas E. Ford and wife, Suzanne S. Ford**, hereinafter called the "Grantees", their heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Corinne Place, as of record in Book 332, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 50 feet on the westerly side of Utopia Avenue and runs back between parallel lines 165 feet to an alley.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Corinne Place, as of record in Book 332, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 fronts 50 feet on the westerly side of Utopia Avenue and runs back between parallel lines with the northerly margin of Napoleon Street, 165 feet to an alley.

Being the same property conveyed to Larry E. Maddin and wife, Sandra A. Maddin, by Warranty Deed dated May 31, 1989, from Frank L. Smith, Jr., and wife, Rachel G. Smith, of record in Book 7854, Page 438, Register's Office for Davidson County, Tennessee.

The above-described property is conveyed subject to the following:

1. Taxes for the year 2011, which have been prorated and assumed by the Grantees herein, and for subsequent years, not yet due and payable.

2. All matters shown on the Plan of record in Book 332, page 1, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as: 2117 & 2119 Utopia Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and/or assigns, forever; and the undersigned Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth above; and the Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 17th day of February, 2011.

Larry E. Maddin

Larry E. Maddin

Sandra A. Maddin

Sandra A. Maddin

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, Larry E. Maddin and wife, Sandra A. Maddin, 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 office at Nashville, Tennessee, on this the 17th day of February, 2011.

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me this the 17th day of February, 2011.

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

KG:FORD DEED.WD