This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P11-0227-D

BILL GARRETT, Davidson County
Trans:T20110026295 DEEDWARR
Recvd: 05/04/11 09:24 2 pgs
Fees:13.00 Taxes:185.00
20110504-0034030

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Warren Ford
731 Harpeth Parkway West
Nashville TN 37221

Send Tax Bills To:
New Owners

For and 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 acknowledged, We,
Thomas Edward Ford and Warren J. Ford

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Warren Ford and wife, Jennifer Ford

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:

Lying and being in Davidson County, Tennessee, and being Lot #1234, on the plan of Charlotte Park, Section 18, as of record in Book 3600, Pages 51 and 52, in the Register's Office of Davidson County, Tennessee.

Said lot fronts 72 feet on the Westerly side of Marauder Drive and runs back 143.7 feet on the Northerly line and 146 feet on the Southerly line to a deadline in the rear on which it measures 90.07 feet.

Being the same property conveyed to Thomas B. Burcham and wife, Louise V. Burcham, by deed from Vernon L. Stinson and wife, Lorena H. Stinson, dated August 14, 1970 and of record in Book 4438, Page 733, in the Register's Office of Davidson County, Tennessee. Being the same property title to which vested in Thomas B. Burcham upon the death of his wife, Louise V. Burcham, by reason of their tenancy by the entirety. Also being the same property conveyed to Warren J. Ford and Thomas Edward Ford, by the Last Will and Testament of Thomas B. Burcham, deceased, filed July 25, 2007 and of record in Docket #07P1162, in the Probate Court of Davidson County, Tennessee. Also being the same property conveyed to Warren J. Ford and Thomas Edward Ford, by Executors Deed from Warren J. Ford, Executor of the Estate of Thomas B. Burcham, deceased, dated June 23, 2008 and of record in Instrument Number 20080625-0065579, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Marauder Drive.

This conveyance is subject to all matters shown on a plat of record in Plat Book 3600, Pages 51 & 52, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 6543 Marauder Drive, Nashville, TN 37209

THIS CONVEYANCE IS SUBJECT TO: 2011 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with 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 covenant 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 our hands this the 3rd day of May, 2011.

Thomas Edward Ford

Thomas Edward Ford

Warren J. Ford

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 Thomas Edward Ford and Warren J. Ford, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3rd day of May, 2011.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2014

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Jennifer Ford

Affiant

Subscribed and sworn to before me, this the 3rd day of May, 2011.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2014

My Commission Expires:_____

Map: 102, Group 3
Parcel: 108.00