THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11050382**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $308,000.00. Affiant Subscribed and sworn to before me, this 27th day of May, 2011. Notary Public My Commission Expires: 1/6/14

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

BILL GARRETT, Davidson County
Trans: T20110031912·DEEDWARR
Recvd: 05/31/11 08:45 2 pgs
Fees: 13.00 Taxes: 1139.60
20110531-0041016

WARRANTY DEED

Address New Owner: Kenneth Ford and Debbie Dunn Ford 1102 Brookmeade Drive Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-08-0-024.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Catherine Beasley O'Bryan, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth Ford and Debbie Dunn Ford, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of Duncanwood Subdivision, of record in Book 1424, Page 139, Register's Office for said county.

Said Lot No. 22 fronts 110.0 feet on the Easterly margin of Brookmeade Drive and extends back 246.3 feet on the Northerly line and 254.2 feet on the Southerly line to a broken line in the rear, measuring 109.4 feet thereon.

Being the same property conveyed to Catherine Lee Beasley and Samual Edward O'Bryan, with right of survivorship by Warranty Deed from Thomas C. Gormley and wife, Elizabeth H. Gormley, recorded on the 5th day of June, 1992 in Book 8645, Page 288, in the Register's Office of Davidson County, Tennessee. Catherine Lee Beasley having since married and now known as Catherine Beasley O'Bryan. Samual Edward O'Bryan having died July 13, 2007.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DUNCANWOOD SUBDIVISION, as recorded in Plat Book 1424, Page(s) 139.

This is improved property located at 1102 Brookmeade Drive, Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of May, 2011.

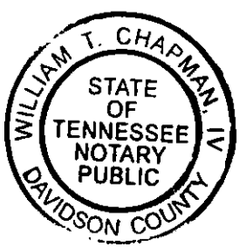
Catherine Beasley O'Bryan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Catherine Beasley O'Bryan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2011.

Notary Public
My Commission Expires: _____



My Commission Expires September 9, 2014