BILL GARRETT, Davidson County
Trans:T20110055887 DEEDWARR
Recvd: 09/09/11 09:05 3 pgs
Fees:18.00 Taxes:2328.45
20110909-0069895

This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238

Address of New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Entrust Tennessee, Inc., as Custodian for Guillermo L. Thomas, IRA No. 32-1196, and Entrust Tennessee, Inc., as Custodian for Yvette Grenier Thomas, IRA No. 32-1197 750 Old Hickory Boulevard Building Two, Suite 150 Brentwood, Tennessee 37027	**SAME**	**10308004000**

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Jimmy Dewayne Ford and wife, Alma E. Ford (herein referred to as "Grantors"), have this day bargained and sold and, by these presents, does hereby transfer and convey unto Entrust Tennessee, Inc., as Custodian for Guillermo L. Thomas, IRA No. 32-1196, as to a 52.00% undivided interest, and Entrust Tennessee, Inc., as Custodian for Yvette Grenier Thomas, IRA No. 32-1197, as to a 48.00% undivided interest, in a tenancy in common (herein referred to as "Grantee"), its successors and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being a part of Block 29 on the Map of A Part of Sylvan Park, of record in Book 332, page 104, Register's Office for Davidson County, Tennessee, as described according to a copy of a survey by Southern Land Surveying Company, September 12, 1964, as follows:

Said part of said Block fronts 150.3 feet on the North side of Murphy Road and extends back between parallel lines, along the West margin of 44th Avenue North and along the East margin of a 20 foot alley, 100 feet, to a dead line.

Being the same property conveyed to Jimmy Dewayne Ford by deed from Dallas M. Bridges and wife, Mae Bridges, dated October 31, 1986 and recorded in Book 7027, page 145, Register's Office for Davidson County, Tennessee. Jimmy Dewayne Ford created a Tenancy by the Entirety and conveyed said property to Jimmy Dewayne Ford and wife, Alma E. Ford, recorded in Instrument No. 20041214-0148811, said Register's Office.

This is improved land known as 4400 Murphy Road, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

Grantors covenant with Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2011 real estate taxes, which are prorated and assumed by Grantee.

Grantors further covenant with Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 8th day of September, 2011.

GRANTOR:

Jimmy Dewayne Ford

Alma E. Ford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Jimmy Dewayne Ford and Alma E. Ford, 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 seal, this 7th day of September, 2011.

Notary Public

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $629,310.00.

AFFIANT

Subscribed and sworn to before me, this 7th day of September, 2011.

NOTARY PUBLIC

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 2013