BOOK 4158 PAGE 776

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray C. Fort	United Mortgagee Servicing Corp.	13D
(NAME:)	(NAME:)	
2008 Ashton Avenue	3200 Pacific Avenue	Map 69 16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Virginia Beach, Virginia 23451	Par 21
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in consideration of the sum of Ten ($10.00) -------

DOLLARS

and other valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantees of the unpaid balance of a note secured by a first mortgage Deed of Trust of record in the Register's Office for Davidson County, Tennessee, We,
HUBERT RANKHORN AND WIFE, BERTHA T. RANKHORN

have bargained and sold, and by these presents do transfer and convey unto the said RAY C. FORT AND WIFE, JO ANN FORT, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

LAND in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, described according to a survey made by Geo. W. Watkins, Surveyor, June 2, 1951, as follows:

BEGINNING at an iron pin on the easterly margin of Ashton Avenue, 245 feet northerly from the northeast corner of said Ashton Avenue and the New Hydes Ferry Road; thence south 63° 30' east 165 feet to a point; thence north 37° 30' east 80 feet to an iron pin; thence north 61° 30' west 169.4 feet to an old iron pipe in the easterly margin of said Ashton Avenue; thence with the easterly margin of said Avenue, south 34° west 85 feet to the beginning.

BEING the same property conveyed to Hubert Rankhorn and wife, Bertha T. Rankhorn by deed from Ela E. Crunk, a widow, of record in Book 3867, page 902, Register's Office for Davidson County, Tennessee.

It is expressly agreed and understood that all right, title and interest in and to the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

DOCUMENTARY 55 CENTS 55

STATE TAX $ 1598
PROBATE .50
TOTAL $ 1648

AUG 4 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID AUG 4 - 1967 mk

unimproved ( )
This is improved ( ) property, known as 2008 Ashton Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 **hand** s **this** 3rd **day of** August **, 19** 67

Hubert Rankhorn
Hubert Rankhorn

Bertha T. Rankhorn
Bertha T. Rankhorn

THIS INSTRUMENT WAS PREPARED BY:
PERCY WILKINS JR., ATTORNEY
601 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201
FROM INFORMATION FURNISHED
BY THE PARTIES

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Percy Wilkins, Jr., a Notary Public in and for said County and State, the within named Hubert Rankhorn and wife, Bertha T. Rankhorn

the bargainor, S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 19 67

Commission expires 1/13/69

Percy Wilkins
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
HUBERT RANKHORN ET UX

TO
RAY C. FORT ET UX

82734

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 4 1 36 PM '67
NOTED & CK 117 PAGE 68
RECORDING FEE $ 3.00
DEP. REG. C

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Deed Copy

PERCY WILKINS JR.
ATTORNEY-AT-LAW
633 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201