WARRANTY DEED

BOOK 4437 PAGE 304

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES D. FORD (NAME)	GUARANTY MORTGAGE CO (NAME)	Map 150-1
476 CLEARWATER DR. (STREET ADDRESS OR ROUTE NUMBER)	311 SEVENTH AVE., NORTH (STREET ADDRESS)	Par. 169
NASH. 37217 TENN. (CITY) (P. O. ZONE) (STATE)	NASHVILLE 37219 TENN. (CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- ---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4246, page 686, Register's Office for Davidson County, Tennessee.

We, Irving Kurhan and wife, Nancy H. Kurhan,

have this day bargained and sold, and do hereby transfer and convey unto the said

James D. Ford and wife, Mary Jo Ford,

their ~~XXXXXX~~, *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Edge O Lake Estates Subdivision, Section 8, as of record in Book 3700, page 101, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Creekview Drive at the common dividing line between Lots Nos. 136 and 137 on said plan; thence easterly along said dividing line 100.61 feet to a point; thence northerly 112.78 feet to a point in the southerly margin of Clearwater Drive; thence westerly along the southerly margin of said Clearwater Drive 69.3 feet to the beginning of a curve; thence around said curve a distance of 38.39 feet to a point in the easterly margin of Creekview Drive; thence southerly along the easterly margin of Creekview Drive a distance of 80 feet to the point of beginning.

Being the same property conveyed to Irving Kurhan and wife, Nancy H. Kurhan, by deed from Ralph Stevens Construction Company, Inc., a Tennessee corporation, of record in Book 4246, page 684, said Register's Office.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 25,225.00

Subscribed and sworn to before me, this the 29 day of July, 19 70

Affiant

My commission expires: 11/1/72 (Affix Seal)

Notary Public

This is ~~unimproved~~ improved property, known as (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

James D. Ford and wife, Mary Jo Ford, their ~~XXXXXX~~

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

James D. Ford and wife, Mary Jo Ford, their

~~XXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 3rd day of August ~~July~~, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Irving Kurhan

X Nancy H. Kurhan

This Instrument Was Prepared By

Wilmer W. Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

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California

STATE OF TENNESSEE /
COUNTY OF DAVIDSON / Los Angeles

Personally appeared before me, Purine N. Putters, *a Notary Public in and for said County and State,* Irving Kurhan and wife, Nancy H. Kurhan,

*the within named 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 Palos Verdes Peninsula, California

this 3ard *day of* August, *19*70

Purine N. Putters *Notary Public*

Commission expires

OFFICIAL SEAL
PURINE N. PUTTERS
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires June 2, 1972

STATE OF TENNESSEE /
COUNTY OF DAVIDSON /

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in .....

this .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires.....

AUG 10 70	CONV	28,208.01			
AUG 10 70	S'TAX		A*	73.32	
AUG 10 70	PR'FEE		A*	.50	
AUG 10 70	W'DEED		A*	3.00	* 76.82

WARRANTY DEED

FROM

IRVING KURHAN, ET UX

TO

JAMES D. FORD, ET UX

A 86280

IDENTIF. REFERENCE

AUG 10 9 54 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON