WARRANTY DEED

For and in consideration of the sum of ----------TEN----------
----------AND NO/100---------- DOLLARS ($ 10.00),
cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of the unpaid balance of a first mortgage deed of trust of record in Book 4449 , page 971 Register's Office for Davidson County, Tennessee.

Address New Owners:	Send Tax Bills:	Map Parcel No.
Benjamin H. Lefevers 348 Keaton Ave. Old Hickory, Tenn.	Fidelity Federal S&L 401 Union Street Nashville, Tennessee	040-38025

This Instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

WE, PAUL D. FORD AND WIFE, CORA E. FORD

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BENJAMIN H. LEFEVERS AND WIFE, MARTHA E. LEFEVERS, as tenants by the entirety

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Land in Davidson County, Tennessee, being Lot "U" on the unrecorded Map showing the subdivision of Lots 46 to 49, and Lots 64 to 66 on the unrecorded Plan of Scenic View, described according to copy of survey made August 17, 1959, by James L. Murphy, Jr., Surveyor, as follows:
BEGINNING at a point in the southwesterly margin of Keeton Avenue, 1630.2 feet northwest from a concrete monument set in the beginning of a curve into Hillman Place; thence south 44 deg. 09' west 170.7 feet to a point; thence north 46 deg. 29' west 72 feet to a point; thence north 43 deg. 52' east 163.8 feet to the margin of Keeton Avenue; thence with said margin southeasterly around a slight curve 72.43 feet to the point of beginning.

BEING the same property conveyed to Paul D. Ford and wife, Cora E. Ford by deed from John E. Marlin and wife, Dorris Marlin of record in Book 4449 , page 969 Register's Office for said County.

*This is improved property known as 348 Keaton Ave. Old Hickory, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. except as herein provided.
The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 29 day of MAY, 1973

Paul D. Ford (PAUL D. FORD)

Cora E. Ford (CORA E. FORD)

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared the within named PAUL D. FORD AND WIFE CORA E. FORD

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 HENDERSONVILLE, Tennessee, this, the 29 day of MAY, 1973

My commission expires: 4-22-75

Notary Public

STATE OF _____

COUNTY OF _____

BOOK 4712 PAGE 579

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF Sumner

I, (we) hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is $13,875.19, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair voluntary sale.

S Benjamin H. Lefevers
Affiant

Subscribed and sworn to before me this 29 day of May 1973

My Commission expires: 4-22-75

Harold E. Isaacs
Notary Public

C 0 8 9 0 8

WARRANTY DEED

From PAUL D. FORD, ET UX

To BENJAMIN H. LEFEVERS, ET UX

IDENTIF. REFERENCE

May 31 10 19 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return To:

PREPARED BY:
CARL H. OLDHAM
Attorney at Law
Professional Building
Hendersonville, Tenn.

MAY 31 73	CONV	13,875.19			
MAY 31 73	S TAX		A*	36.14	
MAY 31 73	P FEE		A*	.50	
MAY 31 73	W DEED		A*	4.00	* 40.64

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___

_____
Notary Public

My commission expires: