BOOK 5094 PAGE 840

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,638.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December, 19 76

Notary Public

MY COMMISSION EXPIRES: 2/7/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esquire, 24th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD D. HARRINGTON, et ux (NAME)	MORTGAGE ASSOCIATES, INC. (NAME)	
251 Wallace Road (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N. E. #300 (STREET ADDRESS)	148-1
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	4 Pal

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHARLES F. FORD and wife, MATTIE H. FORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD D. HARRINGTON and wife, NANCY HARRINGTON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 174 on the Plan of Hillbrook, Section 3, as of record in Book 3300, page 84, Register's Office for Davidson County, Tennessee.

SAID Lot No. 174 fronts 75 feet on the southerly side of Wallace Road and extends back between parallel lines, 165 feet to a rear line measuring 75 feet.

BEING the same property conveyed to Charles F. Ford and wife, Mattie H. Ford by Warranty Deed from William R. Shaffer and wife, Faye C. Shaffer, of record in Book 5006, page 897, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 251 Wallace Road, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 7th day of December, 19 76

Charles F. Ford
CHARLES F. FORD

Mattie H. Ford
MATTIE H. FORD

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CHARLES F. FORD, et ux MATTIE H. FORD

the bargainors, 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 7th day of December 19 76

Commission expires 2/7/79

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
CHARLES F. FORD, et ux

MATTIE H. FORD

TO
RICHARD D. HARRINGTON, et ux

NANCY HARRINGTON

PLEASE MAIL RECORDED DEED TO:

Alan L. Saturn, Esquire
24th Floor
First American Center
Nashville, Tennessee 37238

D 80300

IDENTIFICATION REFERENCE

DEC 8 1 44 PM '76

FEE
DAVIDSON CO. REGISTER
TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-8%	CONV	40,638.00			
DEC-8% S'TAX			B*	105.56	
DEC-8% PR'FEE			B*	.50	
DEC-8%	W'DEED		B*	4.00	* 110.06