BOOK 5086 PAGE 57

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,700.00

Sandy Pulliam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December 1976.

Notary Public

MY COMMISSION EXPIRES: 5-16-77

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
First Realty Group, Inc. (NAME)	Fidelity Federal Savings & Loan (NAME)	3rd CIVIL DIST.
Hermitage Professional Mall (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	MAP 96-2
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	PARCEL 53

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, DAVID H. FORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FIRST REALTY GROUP, INC.

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. 38 on the Map of Section 1, CLOVER BOTTOM SUBDIVISION, as of record in Book 1424, Page 50, Register's Office for Davidson County, Tennessee.

SAID Lot No. 38 fronts 75.16 feet on the southeasterly side of Blue Brick Drive and runs back between lines, 175 feet on the northeasterly line and 171 feet on the southwesterly line, to a dead line, measuring 75 feet thereon.

BEING the same property conveyed to David H. Ford, by deed from James D. Cochran et ux Cheryl Cochran of record in Book 4986, Page 705, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to restrictions and/or any existing easements.

THIS CONVEYANCE is also subject to any existing mortgages of record.

unimproved ( )
This is improved (XX) property, known as 2816 Blue Brick Drive, Nashville, Tennessee 37214
(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 my hand this 10th day of December, 1976

DAVID H. FORD:

STATE OF TENNESSEE
Davidson County

Personally appeared before me, M. VAN STANLEY, JR., a Notary Public in and for said County and State, the within named DAVID H. FORD

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 10th day of December, 1976.

Commission expires 5-16-77

M. VAN STANLEY, JR. 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

DAVID H. FORD

TO

FIRST REALTY GROUP

D80920

IDENTIF. REFERENCE

DEC 13 12 41 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Return to:

LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076

DEC 13 76	CONV	33,700.00			
DEC 13 76 S'TAX			B*	37.62	
DEC 13 76 FEE			B*	.50	
DEC 13 76	RECORDED		B*	54.00	* 92.12