ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	First Federal Savings and Loan	118-10
(NAME)	(NAME) Union at Fourth	Par 164.1a
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged,

I,

Ernest Gendron, unmarried,

MAY25 78 CONV 62,000.00
MAY25 78 S'TAX B* 161.20
MAY25 78 PR'FEE B* .50
MAY25 78 W'DEED B* 4.00 * 165.70

have bargained and sold, and by these presents do transfer and convey unto the said Dr. Arthur M. Ford and wife, Anne Fields Ford,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 40 on the Map of Pleasant Valley Subdivision, of record in Book 1424, page 63, Register's Office for said County, and described as follows:

Beginning at a point in the north margin of Woodmont Blvd., the common corner of Lots 39 and 40; thence with the line between said lots, northerly 200 feet to a point; thence westerly 108.1 feet to the east margin of Crestridge Drive; thence with the margin of said Drive, southerly 175 feet to the beginning of a curve; thence around said curve, southeasterly 39.27 feet to the north margin of Woodmont Blvd., thence with the margin of the same, easterly 83.1 feet to the beginning.

Included in the above description but specifically excluded therefrom is property described in a Warranty Deed from Fred W. Beaufait and wife, Lois E. Beaufait, to State of Tennessee, of record in Book 4542, page 44, as follows: BEING part of Lot 40 on the Map of Pleasant Valley as of record in Book 1424, page 63, Register's Office for Davidson County, Tennessee, beginning at a point in the north margin of Woodmont Blvd., at the southwest corner of Lot No. 39; thence with said margin S 85° 57' 46" W. 83.1 feet to the beginning of a curved line to the right which has a radius of 25 feet thence with said curved line northwestwardly 39.27 feet to the end of said curved line to the right having a radius of 40 feet; thence with said curved line southerly 62.38 feet more or less to a point; thence N 85° 57' 46" E. 68.1 feet to a point in Mamie Vaughn's west boundary line; thence with said boundary line (lots in 39 and 40) S 4° 2' E 10 feet to the point of beginning and containing 1,360 square feet.

Being the same property conveyed to Ernest Gendron, unmarried, by deed from Anne H. Sullivan and husband Hoyt Sullivan of record in Book 5271, page 469, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, restrictions, setback lines of record, and taxes for the current year applicable to said property.

unimproved ( )
This is improved (X) property, known as 844 Woodmont Boulevard (House Number) (Street)
Nashville, Tennessee 37204. (P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 25th day of May, 19 78.

Ernest Gendron
ERNEST GENDRON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Ernest Gendron, unmarried,

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 Nashville, Tennessee this 25th day of May, 1978.

My commission expires 1-19-81 Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 62,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Arthur M. Ford
Anne F. Ford

Sworn to and subscribed before me this 25th day of May, 1978.

My commission expires 4-19-81 Notary Public _____

This instrument was prepared by:

Name	Address

This instrument prepared by
STEPHENSON, LACKEY AND WAITE
First Federal Building
Nashville, Tennessee 37219

WARRANTY DEED

FROM ERNEST GENDRON, unmarried,

TO DR. ARTHUR M. FORD and wife, ANNE FIELDS FORD

E 6.7.4.2.0.

IDENTIF. REFERENCE

MAY 25 2 46 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

Title 1st Federal