54 RF/1P 116.48- CHECK

WARRANTY DEED

BOOK 5495 PAGE 412

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,300

Joe Ronnie Earls
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 19 79

Notary Public

MY COMMISSION EXPIRES: 3-13-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Mail
Robinson & Gwin, Attys., 68 E. Hill Dr., P.O. Box 40, Mt. Juliet, Tn. 37122
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Ronnie Earls (NAME)	Mortgage Corporation of the So. (NAME)	Map 148-1
288 Comroe (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10726 (STREET ADDRESS)	Parcel 195
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	05DU-06657

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, George H. Ford and wife, Lethia A. Ford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe Ronnie Earls and wife Cathy Lynn Earls

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:

Land in Davidson County, Tennessee, being Lot No. 386 on the Plan of Hillbrook Subdivision, Section 6, as of record in Book 4175, page 7, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to George H. Ford and wife, Lethia A. Ford by deed dated November 12, 1976, from James T. Spradley, Jr. and wife, Lois T. Spradley, as of record in Book 5089, page 645, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Mortgage Corporation of the South, of record in Trust Deed Book 5089, page 647, and re-recorded in Book 5095, page 866, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantees, as is the hazard insurance.

unimproved ( )
This is improved (X) property, known as 288 Comroe Road, Nashville, Tennessee
(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 hands this 30th day of August, 1979

George H. Ford — Lethia A. Ford

GEORGE H. FORD LETHIA A. FORD

STATE OF TENNESSEE
COUNTY OF Wilson

BOOK 5495 PAGE 413

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George H. Ford and wife, Lethia A. 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 Mt Juliet, Tenn., this 30 day of August, 1979

Commission Expires 5-13-83 Notary Public.

STATE OF
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 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 official seal at office at on this the day of , 19

My commission expires Notary Public

F 50800

SEP 10 8 53 AM '79

WARRANTY DEED

FROM

George H. Ford, Et Ux

TO

Joe Ronnie Ears, Et Ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5495 PAGE 414

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHECK 116.40-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 50800

IDENTIF. REFERENCE

SEP 10 8 54 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

No. 710388