BOOK 5565 PAGE 702

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$47,900.00

Donna H. Ford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February, 19 80

William B. Gregory
Notary Public

MY COMMISSION EXPIRES: April 17, 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM B. GREGORY, ATTORNEY, 1161 Murfreesboro Road, #358, Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David H. Ford (NAME)	First State Savings & Loan Association (NAME)	135-12-A
Unit 2029 Nashboro Village (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1413 (STREET ADDRESS)	15
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Murfreesboro, Tennessee (CITY) (STATE) (ZIP)	2D 65924

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~~ I, Ben L. Irwin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David H. Ford and wife, Donna F. Ford

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:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

APARTMENT No. 2029, and Parking Space 2029 P, in Nashboro Village Twelve Condominium a Horizontal Property Regime, as shown on the Plat of record in Book 4675, page 121, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.

THE PREMISES herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing A Horizontal Property Regime of Nashboro Village Twelve Condominiums, of record in Book 4627, page 30, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ben L. Irwin, single by deed from 2154 Trading Corporation of record in Book 5116, page 169, said Register's Office.

This is ~~unimproved~~ improved ~~xxx~~ property, known as Unit # 2029 Nashboro Village, Nashville, TN
(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 8th day of February, 19 80

Ben L Irwin

BEN L. IRWIN, unmarried

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public for said County and State, the within named Ben L. Irwin

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 8th day of February 19 80

Commission expires April 17, 1983

William B. Gregory
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

TO

F 76240

IDENTIF. REFERENCE

RUSH

FEB 12 4 15 PM '80

FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 25

WILLIAM B. GREGORY,
Attorney-at-Law

1161 Murfreesboro Road, #358
Nashville, Tennessee 37217

2381 02/12 131.74- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5565 PAGE 704

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
			47900.00- CO	
			124.54 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 131.04-	
2381A02/12/80			84L .03	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 76240

IDENTIF. REFERENCE

FEB 12 4 15 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 741710