is instrument prepared by:
seph B. Pitt, Jr., Attorney
rst American Center
shville, Tennessee 37238

BOOK 5715 PAGE 393

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard B. Wilkes et ux and V. C. Wilkes et ux	First and Mid-South Mortgage Co.	142-10-77
(NAME) 769 Baugh Road	(NAME) P. O. Box 2568	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37221	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Richard B. Wilkes and wife, Vanessa J. Wilkes and V. C. Wilkes and wife, Joy Wilkes and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Richard B.Wilkes and wife, Vanessa J. Wilkes and V. C. Wilkes and wife, Joy Wilkes have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $41,350.00, secured by deed of trust of record in Book 5265, page 8, Register's Office for Davidson County, Tennessee,

We, Bill M. Ford and wife, Shirley A. Ford

have this day bargained and sold, and do hereby transfer and convey unto the said Richard B. Wilkes and wife, Vanessa J. Wilkes and V. C. Wilkes and wife, Joy Wilkes

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Green Meadows, Section One, of record in Book 5050, page 92, Register's Office for said County.
Said Lot No. 3 fronts 75.00 feet on the southerly margin of Baugh Road and extends back 176.75 feet on the easterly line and 176.38 feet on the westerly line to a dead line in the rear, measuring 79.72 feet thereon.

Being the same property conveyed to Bill M. Ford and wife, Shirley A. Ford by deed from Robert B. Hendley and Douglas C. Whiteside, of record in Book 5265, page 6, Register's Office for said County.

This conveyance is subject to the plan of record in Book 5050, page 92, Register's Office for said County, which shows an Owner's Certificate, a 30-foot minimum building setback line from Baugh Road, a 10-foot public utility and drainage easement, a 20-foot sewer easement for an 8 inch sewer line and an anchor easement; and restrictive covenants of record in Book 5376, page 552, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 58,500.00

Subscribed and sworn to before me, this the 27th day of February 19 81

Affiant

My commission expires: 8-12-81 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 769 Baugh Road, Nashville, Tennessee 37221
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 27th *day of* February *19* 81 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bill M. Ford
Bill M. Ford

Shirley A. Ford
Shirley A. Ford

BOOK 5715 PAGE 394

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Bill M. Ford and wife, Shirley A. Ford

the within named 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 Nashville, Tennessee, *this* 27th *day of* February, *19*81.

Doris E. Moran *Notary Public*

Commission expires 8-12-81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ....., *this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

2152 158.40- CHECK

WARRANTY DEED

FROM
Bill M. Ford and wife,
Shirley A. Ford

TO

Richard B. Wilkes and wife, Vanessa J. Wilkes and V. C. Wilkes and wife, Joy Wilkes

G 3 1 0 9 1

IDENTIF. REFERENCE

FEB 27 1 43 PM '81

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5715 PAGE 395

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
			58500.00- CO	
			152.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 158.60-	
2132A	02/27/81		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

631091

IDENTIF. REFERENCE

FEB 27 1 43 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 808940