File 12

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BOOK 6063 PAGE 421

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May 1983.

Notary Public

MY COMMISSION EXPIRES: 18 April 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins & Adams, Attorneys, 2210 Crestmoor Road, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Ford (NAME)	SAME (NAME)	6DU 55268 172-2-43 ER AND 6DU 55246 172-2-48 ER
7007 Country Club Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, SHARONDALE CONSTRUCTION CO., INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FORD-MYRTLEWOOD ASSOCIATES, a Tennessee Joint Venture composed of Union Financial Corporation and James A. 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:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 54 on the plan of Resubdivision of Lots Nos. 52, 53 & 54, Section One, Myrtlewood Estates, of record in Book 5190, Page 601, Register's Office for said County.

SAID Lot No. 54 fronts 204.82 feet on the easterly margin of Woodland Hills Drive and extends back 373.21 feet on the southerly line and 411.83 feet on the northerly line to a dead line in the rear, measuring 66.85 feet thereon.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 21 on the plan of Section One, Myrtlewood Estates, of record in Book 5200, Page 361, Register's Office for said County.

SAID Lot No. 21, which is a corner lot, fronts 163.26 feet on the southwesterly margin of Myrtlewood Drive and fronts 173.83 feet on the northwesterly margin of Woodland Hills Drive, said frontages being joined by a curve having a length of 37.93 feet, and extends back 166.78 feet on the southwesterly line and 234.41 feet on the northwesterly line to a point of intersection.

BEING part of the same property conveyed to Sharondale Construction Co., Inc., by Quitclaim Deed from Robert T. Phillips and wife, Jackie S. Phillips, of record in Book 5801, Page 811, and re-recorded in Book 5814, Page 351, both in Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5801, Page 814, as amended in Book 6007, Page 776, both in said Register's Office, and to the matters set forth in the above referenced plan of record.

unimproved (X)
This is improved ( ) property, known as 6013 Woodland Hills Drive, Nashville, Tennessee
5667 Myrtlewood Drive, 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 its hand this 24th day of May, 19 83

SHARONDALE CONSTRUCTION CO., INC.

By: Robert T. Phillips

Robert T. Phillips, President

[redacted]

STATE OF TENNESSEE
Davidson County

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

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert T. Phillips and _____ with whom I am personally acquainted and who upon (his oath) ~~(their oath)~~ acknowledged (himself) ~~(themselves)~~ to be the President and _____ respectively of the Sharondale Construction Co., Inc. the within named bargainor, a corporation, and that (he) (they) as such President 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 Robert T. Phillips as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 24th day of May, 19 83.

My commission expires 19 April 1987

_____
Notary Public

FETURN TO METROPOLITAN FEDERAL

WARRANTY DEED

FROM

SHARONDALE CONSTRUCTION CO., INC.

TO

FORD-MYRTLEWOOD ASSOCIATES, a Tennessee Joint Venture composed of Union Financial Corporation and James A. Ford

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 25 3 58 PM '83

IDENTIF. REFERENCE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

H 50030

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6063 PAGE 423

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
			45000.00- CO	
			117.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 123.50-	
0214A05/25/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50030

IDENTIF. REFERENCE

MAY 25 3 58 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 951618