Map 129-3
Parcel 23
F.B. # 8DZ-75900

Warranty Deed

THIS INDENTURE, made and entered into this 1st 2nd day of June BOOK 6057 PAGE 496, 1983, by and between Charles V. Ford and wife, Evelyn J. Ford party of the first part, and James DeWitt Carter Steele and wife, Peggy C. Steele party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of West Meade Farms, Section 1, as of record in Book 1424, Page 47, Register's Office for said County, and being more particularly described as follows:

Said Lot No. 20 fronts 300.2 feet on the northerly side of East Valley Road and extends back 765.2 feet on the easterly line and 506.8 feet on the westerly line to a broken dead line in the rear on which it measures a total of 410.1 feet.

Being the same property conveyed to Charles V. Ford and wife, Evelyn J. Ford by deed from Prudence Polk McGowan, unmarried of record in Book 5379, Page 321, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, except for:

Restrictive covenants contained in Instrument of record in Book 1427, Page 19, Register's Office for Davidson County, Tennessee; The Plan of record in Book 1424, Page 47 in said Register's Office; and 1983 Metro Taxes not yet due and payable which party of the second part assumes and agrees to pay

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Charles V. Ford
CHARLES V. FORD

Evelyn J. Ford
EVELYN J. FORD

STATE OF TENNESSEE, COUNTY OF ~~SHELBY~~ DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Charles V. Ford and wife, Evelyn J. Ford

to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 1st 2nd day of June, 19 83

My commission expires 4/20/86

Notary Public

(FOR RECORDING DATA ONLY)

Property address 6318 East Valley Road Nashville, Tennessee 37205

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Union Planters National Bank
P.O. Box 3137
Memphis, TN 38103

This instrument prepared by and ~~return to~~:
H. LEE SHAW, ATTORNEY
2 North Second Suite 300 Memphis, TN 38103

State tax _____ $ _____
Register's fee _____ _____
Recording fee _____ _____
Total _____ _____
T. G. # _____

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 176,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st 2nd day of June, 19 83

Notary Public

Commission expires 4/20/86

OFFICIAL RECEIPT

STATE OF TENNESSEE, COUNTY OF SHELBY

BOOK 6067 PAGE 497

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared _____

_____

to me known to be the person ___ described in and who executed the foregoing instrument, and acknowledged that ___ he ___ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this _____ day of _____, 19 _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared _____

_____

to me known to be the person ___ described in and who executed the foregoing instrument, and acknowledged that ___ he ___ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this _____ day of _____, 19 _____.

My commission expires _____

_____
Notary Public

H 5 1 2 9 4

IDENTIFICATION REFERENCE

JUN 1 2 30 PM '83

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

HSIB

1717 06/01 464.10- CHECK

OFFICIAL RECEIPT

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

RECEIVED OF

BOOK 6067 PAGE 498

FOR

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			76000.00- CO 100000.00- CO 457.60 CO TX .50 PRFEE 6.00 WDEED CHECK 464.10- 1717A06/01/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.5.1294.

IDENTIF. REFERENCE

JUN 1 2 30 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 953080