This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Willie K. Davis

TO

George A. Bickford et ux

For draftsman's use

BOOK 5195 PAGE 257

This instrument prepared by:
SCHULMAN, LE ROY & BENNETT, P.C.
P. O. BOX 2707
NASHVILLE, TENN. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George A. Bickford, et ux (NAME)	George A. Bickford (NAME)	Map:127
7971 Saddleridge Trace (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par: 213
Nashville, TN (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

H 92353

IDENTIF. REFERENCE

Dec 15 3 56 PM '83

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN

$1.50

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 18,750.00 George Bickford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF December 19 83

Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 ($10.00) ---------- DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Willie K. Davis,

have bargained and sold, and by these presents do transfer and convey unto the said George A. Bickford and wife Susan J. Bickford, 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. 23 on the Plan of Saddle Ridge Section II, of record in Book 5200, page 367, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northerly margin of Steeplechase Court, said point being a common front corner with Lot No. 22; thence running around a curve to the left with a radius of 50 feet and along the margin of said Steeplechase Court, a distance of 55.0 feet to a point, said point being the common front corner with Lot No. 24; thence running along the common boundary with said Lot No. 24 South [illegible] West, a distance of [illegible]

OFFICIAL RECEIPT

Form No. WD3a

feet to a point, said point being on the easterly margin of Saddle Ridge Trace; thence running along the margin of said Saddle Ridge Trace in a northerly direction, a distance of 70.0 feet to a point; thence running North 49 degrees 33 minutes 23 seconds East, a distance of 475.0 feet to a point, said point being a common corner with Lot No. 22; thence running along the common boundary of Lot No. 22 South 23 degrees 1 minute 25 seconds East a distance of 346.03 feet to a point, said point being point of beginning.

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Being the same property conveyed to Willie K. Davis by deed from Willie K. Davis, Trustee, of record in Book 6002, page 79, and by deed from G. William Davis of record in Book 6002, page 84, Register's Office for Davidson County, Tennessee.

Said Lot is subject to restrictive covenants contained in instrument of record in Book 5660, page 823 of Register's Office for Davidson County, Tennessee.

The Plan of Record in Book 5200, page 367 of Register's Office for Davidson County, Tennessee shows a owners certificate, certain minimum building setback lines, easements, utility anchor easements and certain notes and requirements to which Plan reference is hereby made.

Grantees agree that they will within 12 months of the date of the deed commence construction of a residence upon the premises and shall upon commencement of construction, proceed in a diligent and timely manner to completion of construction. If Grantees fail or refuse to commence or diligently and timely proceed to completion of construction, Grantees shall reconvey the premises to Grantor at Grantor's option upon payment of $18,750.00. ~~Notwithstanding the foregoing if Grantees are unable to secure financing period of 12 months as set forth in the preceding provided all profits of sale are split equally between Grantor and Grantees.~~

Grantees will be allowed an extension of 24 months to complete their obligations if adverse economic conditions so warrant.

This is unimproved (XX) improved ( ) property, known as 7971 Saddle Ridge Trace (House Number) (Street) Nashville, TN (P. O. Address: City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George A. Bickford and Susan J. Bickford, their heirs and assigns, forever.

And we do covenant with the said George A. Bickford and Susan J. Bickford 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., except as hereinabove set forth, and taxes for the year 1983, which are a lien but not yet due and payable, which the Grantees agree to assume to pay.

And I, Willie K. Davis,

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said George A. Bickford and Susan J. Bickford, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 15 Th day of December, 1983, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Willie K. Davis

Barbara T. Davis

OFFICIAL RECEIPT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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On this 15th day of December, 1983, before me personally appeared Willie K. Davis and wife, Barbara T. Davis, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Melanie L. Fuller
Notary Public

MELANIE L. FULLER NOTARY PUBLIC DAVIDSON CO., TN.

MY COMMISSION EXPIRES:

1-19-86

9904 12/15 53.12- CHECK

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

RECEIVED OF _____

FOR _____

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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

18750.00- CAMT.
48.62 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 58.12-
9904A12/15/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H92353

IDENTIF. REFERENCE

DEC 15 3 50 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 504