Please Send Tax Notices to:
Michael Ray Cornwell &
Cathy Crane Cornwell
Lot 21 Myrtlewood Estates
Nashville, TN 37211

BOOK 6215 PAGE 431

MAP & PARCEL: 172-2-48
FIELD BOOK: 6DU-55246

This Instrument Prepared By
Hartzog, Harris & Silva
Attorneys at Law
Fifth Avenue North and Fair Street
Franklin, Tennessee 37064

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, FORD-MYRTLEWOOD ASSOCIATES, a Tennessee Joint Venture composed of UNION FINANCIAL CORPORATION and JAMES A. FORD, have bargained and sold and by these presents do transfer and convey unto MICHAEL RAY CORNWELL and wife, CATHY CRANE CORNWELL, their heirs and assigns forever, the following described property, to wit:

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 a portion of the property conveyed to Ford-Myrtlewood Associates, a Tennessee Joint Venture composed of Union Financial Corporation and James A. Ford, by deed of Sherondale Construction Co., Inc., of record in Book 6063, page 421, Register's Office of Davidson County, Tennessee; and being the same property conveyed to Ford-Myrtlewood Associates, a Tennessee Joint Venture composed of Union Financial Corporation and James A. Ford, by Quitclaim Deed of Robert T. Phillips of record in Book 6081, page 737, Register's Office of Davidson County, Tennessee.

H 9 7 9 1 8 MAIL ENV.

IDENTIF. REFERENCE

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND IT DOES COVENANT with the said Grantees, their heirs and assigns, that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and

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convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:



1. Subject to restrictions, covenants and conditions of record in Book 5801, page 814, and in Book 6007, page 776, Register's Office of Davidson County, Tennessee; and,

2. The Plan of Myrtlewood Estates, Section One of record in Plat Book 5200, page 361, RODC, TN., indicates a designated building area, a 10 foot easement for public utility and drainage purposes along the southerly line of said lot, a 2.5 x 25 foot utility anchor easement located on the northwesterly and southeasterly corners of said lot, a 3 x 15 foot utility anchor easement located on the northeasterly corner of said lot, and primary and secondary absorption areas. Subject to notes on said plat 1, 2, 3, 4, and 5.

3. Subject to all visible easements lying on and across the property.

4. Subject to applicable zoning ordinances and building regulations.

AND IT DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, the Grantor has caused its signature to be attached hereto on this the 30th day of December, 1983.

FORD-MYRTLEWOOD ASSOCIATES

By: UNION FINANCIAL CORPORATION

ATTEST:

Michael D. Mitchell
Secretary

X By J. Jay Peeler III
Executive Vice President

By James A. Ford
James A. Ford

STAE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, of the State and County aforesaid, personally appeared J. Jay Peeler, III and Michael D. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Executive Vice President and Secretary of UNION FINANCIAL CORPORATION, the within named bargainor, a corporation, said Corporation being a Joint Venturer in Ford-Myrtlewood Associates,

the bargainor herein, and that they as such ~~President~~ Executive Vice President and Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by themselves as ~~President~~ Executive Vice President and Secretary and by signing the name of the Joint Venture by said Corporation as Joint Venturer.

WITNESS my hand and seal, at office, in Nashville, Tennessee, this 30th day of December, 1983.

My Commission Expires:
9-1-87

Heather Potts
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, of the State and County aforesaid, personally appeared JAMES A. FORD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Joint Venturer of Ford-Myrtlewood Associates, the within named bargainor, a Joint Venture, and that he as such Joint Venturer, executed the foregoing instrument for the purpose therein contained, by signing the name of the Joint Venture by himself as Joint Venturer.

WITNESS my hand and seal, at office, in Nashville, Tennessee, this 30th day of December, 1983.

My Commission Expires:
9-1-87

Heather Potts
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $115,000.00.

Michael Ray Cornwell
Affiant

Sworn to and subscribed before me on this the 9th day of January, 1984.

My Commission Expires:
11-10-86

John H Rogers
Notary Public

SEND TAX STATEMENTS TO:
Michael Cornwell
5667 Myrtlewood Estate
Nashville Tn 37211

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6215 PAGE 434

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 115000.00- CAMT. | |
| | | | 299.00 CSTAX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK | 308.50- |
| 6728A01/17/84 | | | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

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IF REFERENCE

IDEHT

JAN 17 1 35 PM '84

FELIX Z. WILSON
DAVIDSON COUNTY, TN

**No.** 7136