SEND TAX STATEMENTS TO:

Bruce A. Kryder
6001 Woodland Hills Dr.
Nashville, Tn. 37211

Map 172-2
Par 407

BOOK 5243 PAGE 216

This instrument prepared by:
TYLER BERRY, III, Attorney
236 Public Square, Franklin, TN

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY SEVEN THOUSAND FIVE HUNDRED ($167,500.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, WE, JAMES A. FORD AND WIFE, ZORAIDA V. FORD, have this day bargained and sold and do hereby transfer and convey unto BRUCE A. KRYDER AND WIFE, SUSAN L. KRYDER, their heirs and assigns, the following described property lying and being located in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being Lot No. 51 on the Plan of Section One, Myrtlewood Estates, of record in Book 5200, page 361, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for complete details of description.
>
> Being part of the same property conveyed to James A. Ford and wife, Zoraida V. Ford, by deed from Sharondale Construction Company, Inc., of record in Book 6016, page 8, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Bruce A. Kryder and wife, Susan L. Kryder, their heirs and assigns, forever.

AND WE COVENANT with the said Bruce A. Kryder and wife, Susan L. Kryder, that we are lawfully seized and possessed of said land, in fee simple, have a good right to convey it and that it is unencumbered, except as follows:

1) 1984 taxes constitute a lien against the property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with grantors paying their prorata part thereof to grantees who will assume responsibility for the payment of said taxes.

2) Restrictive covenants contained in instrument of record in Book 5801, page 814, as amended in Book 6007, page 776, Register's Office of Davidson County, Tennessee.

3) Survey of Ronny G. Brown, Surveying, dated February 22, 1984, reveals complete encroachment of the concrete driveway serving subject property onto the 25 foot and 10 foot public utility and drainage easement.

7758 03/06 442.00- CHECK

4) Any disclosures which the Plan of Myrtlewood Estates, Section I, of record in Plat Book 5200, page 361, RODC, Tennessee, might indicate.

AND WE FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property to the said Bruce A. Kyrder and wife, Susan L. Kryder, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands, on this the 5th day of March, 1984.

James A. Ford
JAMES A. FORD

Zoraida V. Ford
ZORAIDA V. FORD

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, James A. Ford and wife, Zoraida V. Ford, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this 5th day of March, 1984.

(SEAL)

Cynthia M. Beard
Notary Public

My Commission Expires:

Feb. 9, 1986

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $ 167,500.

Bruce A. Kyrder

Sworn to and subscribed before me, on this the 5th day of March, 1984.

(SEAL)

Cynthia M. Beard
Notary Public

My Commission Expires:

Feb. 9, 1986

RUSH

IDENTIF. REFERENCE

MAR 6 10 27 AM '84

FELIX E. WILSON, ET REGISTER
DAVIDSON COUNTY, TN

10687.5

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

RECEIVED OF _____

FOR _____ BOOK 6243 PAGE 218

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

167500.00- CAMT.
435.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK. 442.00-.
7758A03/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06875

IDENTIF. REFERENCE

MAR 6 10 27 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 17825