THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157
FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES.

Box 12

ADDRESS NEW OWNER:

James A. Ford et ux
7007 Country Club Drive
Brentwood, Tennessee 37027

SEND TAX BILLS TO:

Same

MAP-PARCEL NUMBERS:

172-2
Par 24 etc

WARRANTY DEED

BOOK 6486 PAGE 260

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, SHARONDALE CONSTRUCTION COMPANY, INC., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES A. FORD AND WIFE, ZORAIDA V. FORD, hereinafter called the Grantee, Grantee's 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. 24 on the Plan of Section One, Myrtlewood Estates, of record in Book 5200, page 361, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for complete details of description.

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

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

I 8 0 7 9 9
IDENTIF. REFERENCE
FEB 4 1 10 PM '85
REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as Lot 24, Section One, Myrtlewood Estates, Davidson County, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31 day of January, 1985.

SHARONDALE CONSTRUCTION COMPANY, INC.

BY: Robert T. Phillips, Pres.

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Robert T. Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the President (or other officer authorized to execute the instrument) of the SHARONDALE CONSTRUCTION COMPANY, INC., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President. Witness my hand and official seal at office in Brentwood, Tennessee, this 31 day of January, 1985.

Notary Public

My Commission Expires: 7-17-88

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 26,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of January, 1985.

Notary Public

My Commission Expires: 7-17-88

WARRANTY DEED

from:

SHARONDALE CONSTRUCTION COMPANY, INC.

to:

JAMES A. FORD ET UX ZORAIDA V. FORD

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

dp

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

RECEIVED OF _____

FOR _____

BOOK 6486 PAGE 262

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
			26000.00- CAMT.	
			67.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	74.10-
8491	02/04/85		BAL.	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:8:0 7:9 9

IDENTIF. REFERENCE

FEB 4 1 10 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105964