FORM NO. WD-1

BOOK 5535 PAGE 751

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,500.00

Travis M. Ford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 1985.

Harold E. Collins
Notary Public

MY COMMISSION EXPIRES: 4-26-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold E. Collins, Attorney, 4800 Charlotte Avenue, Nashville, TN 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis M. Ford, et ux (NAME)	same (NAME)	Map 89
626 Croley Drive, Apt. B (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parc. 47
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Claudie B. Phillips and wife, Carol N. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Travis M. Ford and wife, Sheila Ford

HEREINAFTER CALLED THE GRANTEES, 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. 3 on the Plan of C.B. Phillips' Division of record in Book 5800, page 372, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Lakeview Drive, said point being the common corner of Lots Nos. 3 and 4; thence leaving said margin in a southwardly direction with the line between said Lots, South 18° 53' 27" East 100.00 feet to a point; thence South 12° 10' 31" East 263.14 feet to a point, said point being the common rear corners said Lots Nos. 3 and 4 and in the northerly line of a tract marked "Reserve Parcel"; thence in a eastwardly direction with said northerly line of "Reserve Parcel" North 85° 40' 20" East 94.23 feet to a point; thence South 82° 00' 00" East 167.31 feet to a point in the westerly margin of River Road Pike; thence in a northerly direction with said Pike North 08° 00' 00" East 289.30 feet to a concrete monument at beginning of a curve to the right having a radius of 1457.62 feet and a central angle of 04° 57' 10" a distance of 126.00 feet to a concrete monument at the beginning of a curve to the left having a radius of 19.41 feet and a central angle of 106° 17' 19" a distance of 36.01 feet to a concrete monument in the southerly margin of Lakeview Drive; thence in a westerly direction with said margin South 86° 39' 56" West 87.51 feet to a concrete monument at the beginning of a curve to the left having a radius of 1143.62 feet and a central angle of 15° 32' 46" a distance of 310.30 feet to the point of beginning and containing 3.05 acres, more or less.

Being part of the same property conveyed to Claudie B. Phillips and wife, Carol N. Phillips by deed from Robert W. Hoffman and wife, Donna F. Hoffman, of record in Book 4945, page 927, Register's Office for Davidson County, Tennessee.

Grantors hereby adopt and place upon the above described property, restrictive covenants as set forth in Book 3222, page 182, Book 3248, page 425, and Book 4190, page 464, R.O.D.C., Tennessee, to be extended for twenty years from this date and modified to require that any dwelling house shall have not less than 1400 square feet excluding all porches, breezeways, garages and carports.

This is unimproved (X) improved ( ) property, known as 7401 Lakeview Drive, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21st day of August, 1985

Claudie B. Phillips
Claudie B. Phillips

Carol N. Phillips
Carol N. Phillips

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claudie B. Phillips and wife, Carol N. Phillips

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of August, 1985.

Harold E Collins
Notary Public

Commission Expires 4-30-86

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____
Notary Public

Commission Expires _____

39 08/21/84 54.60- CHECK

30708

WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

AUG 22 1 27 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

18500.00- CAMT
48.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 54.60-
0039A08/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30708

IDENTIFICATION REFERENCE

Aug 22 1 27 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165939