File

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

James A. Ford
Affiant

Subscribed and sworn to before me, this 11th day of September, 1985.

Cynthia R. Farrar
Notary Public

My Commission expires: 10-9-86

This instrument prepared by:
GULLET, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
James A. Ford and wife Zoraida V. Ford R#5 Country Club Lane Brentwood, TN 37-27	SAME	172-2-37

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, 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 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:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Myrtlewood Estates, Section Four, as of record in Book 6200, page 214, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being part of the same property conveyed to Sharondale Construction Co., Inc. by deed from Robert T. Phillips and wife, Jackie S. Phillips, of record in Book 5801, page 811, and re-recorded in Book 5814, page 351, and Book 5820, page 914 and by deed from Woodland Homes, Inc., of record in Book 5814, page 354, and re-recorded in Book 5820, page 917, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1985 Metro taxes, which have been prorated and assumed by Grantees.

2. Restrictive covenants contained in instrument of record in Book 6544, page 917, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 6200, page 214, Register's Office for said County, showing an Owner's Certificate, and a 10-foot easement for public utility and drainage purposes along the rear line of said lot.

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 it does covenant with the said Grantees that it 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 it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, theirs 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 my hand this 9th day of August, 1985.

SHARONDALE CONSTRUCTION COMPANY, INC.,

By: Robert T. Phillips, President
Title

Robert T Phillips Grantor - S.C.C.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for 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 his oath acknowledged himself to be the President of 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 the said Robert T. Phillips as such President.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of August, 1985.

Pamela M. Harris
Notary Public

My Commission Expires: 7-27-86

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

3588

IDENTIFICATION REFERENCE

SEP 12 11 22 AM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

GUI

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6654 PAGE 75

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			35000.00- CAMT.	
			91.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	97.50-
			6238A09/12/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3588

IDENTIFICATION REFERENCE

SEP 12 11 22 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 171984