4466 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 5765 PAGE 575

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CARLOS H. FORD (NAME)	UNION PLANTERS NATIONAL BANK (NAME)	Map 131-7-A
4252 Jamesborough Place (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 470 (STREET ADDRESS)	Parcel 23
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	FB# 16DA-40119

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, C & S ASSOCIATES, a general partnership,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARLOS H. FORD and wife, KATIE SUE FORD

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 23 on the Plan of Phase II & III Hillsborough Place, as of record in Plat Book 5200, page 160, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to C & S Associates, a general partnership comprised of Joe Vaulx Crockett, III, Robert L. Scruggs and Joyce W. Scruggs by deed from James C. McCanless and wife, Barbara Jean Little McCanless of record in Book 6609, page 477, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5151, page 50, amended in Book 5240, page 165, Book 5292, page 134, rerecorded in Book 5332, page 212; (3) Easements of record in Book 4122, page 331; (4) Charter of record in Book 5243, page 928; and (5) All matters appearing on the Plan of record in Plat Book 5200, page 160, said Register's Office.

6.9 9 2 0

IDENTIFICATION REFERENCE

JAN 21 8 52 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 4252 Jamesborough Place, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 17th day of January, 19 86

C & S ASSOCIATES

By: Joe Vaulx Crockett, III, Partner by Robert L. Scruggs, Attorney-in-Fact
Joe Vaulx Crockett, III, Partner - Attorney-in-fact for the said Joe Vaulx Crockett, III by Power of Attorney recorded simultaneously herewith

By: Robert L. Scruggs
Robert L. Scruggs, Partner

BOOK 6765 PAGE 578

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

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

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ROBERT L. SCRUGGS 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 Partner of the C & S ASSOCIATES partnership, the within named bargainor, a ~~corporation~~, and that as such Partner being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the ~~corporation~~ partnership by the said ROBERT L. SCRUGGS as such Partner

Witness my hand and official seal, at Nashville, Tennessee this 17th day of January, 1986.

_____ Notary Public

Commission expires 1/10/89

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned, of the State and County aforesaid, personally appeared ROBERT L. SCRUGGS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be attorney-in-fact for JOE VAULX CROCKETT, III, partner in the C & S ASSOCIATES, the within named bargainor, a partnership, and that he as such attorney-in-fact, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as attorney-in-fact for the said JOE VAULX CROCKETT, III, Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of January, 1986.

_____ Notary Public

My commission expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,344.91

_____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January, 1986

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL) _____ Notary Public

WARRANTY DEED

FROM C & S ASSOCIATES

TO CARLOS H. FORD and wife, KATIE SUE FORD

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6765 PAGE 577

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
			185344.91- CAMT. 492.18 CSTAX .50 PRFEE 6.00 WDEED CHECK 498.68- 7163A01/21/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.9.920

IDENTIFICATION REFERENCE

JAN 21 8 52 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 211884