THIS INSTRUMENT PREPARED BY:
STEWART , BLACK & UNDERHILL
ATTORNEYS AT LAW
225 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

Mail

BOOK 6951 PAGE 464

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP AND PARCEL NOS.
JOHN D. FORD	SAME	MAP 43-9
242 LOVELL STREET	SAME	PARCEL 98
MADISON, TN 37115	SAME	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, receipt and sufficiency of which are hereby acknowledged, BETTY LYLE SMITHSON MEADOR, VIRGINIA SMITHSON LUNDY and HELEN SMITHSON PICKEL, DEVISEES, under the Will of BIRDIE ADAMS HENDERSON, Deceased, hereinafter referred to as " GRANTOR(S) ", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said , JOHN D. FORD , hereinafter referred to as " GRANTEE(S) ", his heirs and representatives, certain real estate in Davidson County, Tennessee being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is unimproved property known as Cumberland Ave. Madison, Tn. 37115 .

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) his heirs and representatives forever, and we covenant with the said Grantee(s), his heirs and representatives, that we are lawfully seized and possessed of the "Property" in fee simple, and have a good right to convey it, and that the same is unencumbered except as set forth on Exhibit "B" attached hereto and incorporated herewith.

Grantor(s) further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the "Property" to Grantee(s), his heirs and representatives the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 15th day of August, 1986.

X Virginia Smithson Lundy
VIRGINIA SMITHSON LUNDY

X Betty Lyle Smithson Meador Administratrix
BETTY LYLE SMITHSON MEADOR

X William H. Lundy
WILLIAM H. LUNDY

X Helen Smithson Pickel
HELEN SMITHSON PICKEL

W. C. Meador Jr.
W. C. MEADOR, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The Actual Consideration or Value, whichever is greater for this transfer is $-13,000.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of August, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named BETTY MEADOR et vir, W. C. MEADOR, JR. LYLE SMITHSON and HELEN SMITHSON PICKEL, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this 15th day of August 1986.

My Commission expires: 11-12-89

NOTARY PUBLIC

STATE OF MICHIGAN)
COUNTY OF ROSCOMMON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named VIRGINIA SMITHSON LUNDY et vir, WILLIAM H. LUNDY, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Roscommon, Michigan, this 8th day of August, 1986.

NOTARY PUBLIC Melvin T. McCutcheon

MY COMMISSION EXPIRES: Oct 15, 1987

" EXHIBIT A "

A certain tract of land in Davidson County, Tennessee, described as follows, to-wit:

Tract 17, Block "D" of Woodlawn Estates,a subdivision in the County of Davidson , State of Tennessee, a plat of which subdivision is of record in Book 843, page 82, said Register's Office.

Being the same property conveyed to V. C. Henderson et ux, Birdie Henderson by Warranty Deed from Morris D. Anderson of record in Book 2295, page 633, said Register's Office,the said V. C. Henderson having predeceased Birdie henderson and Birdie Henderson died March 15, 1986. Under the Last Will and Testament of Birdie Adams Henderson, of record in Will Book 154, page 26, Probate Court for Davidson County, Tennessee property was devised to Betty Lyle Smithson, now Betty Lyle Smithson Meador, Virginia Smithson Lundy and Helen Smithson Pickel.

The said Birdie Henderson and Birdie Adams Henderson were one and the same person.

William H. Lundy, husband of Virginia Smithson Lundy, joins in theis conveyance for the purpose of conveying any and all right, title and interest in and to said property he may have heretofore have had, marital or otherwise. The said Betty Lyle Smithson Meador and Helen Smithson Pickel are both unmarried.

W. C. Meador, Jr., husband of Betty lyle Smithson Meador joins in the conveyance for the purposes of conveying and and all right, title and interest in and to said property he may have heretofore have had, marital or otherwise.

" EXHIBIT B "

This conveyance is subject to the plan of record in Book 843, page 82, said Register's Office; easements and building restrictions per deed of record in Book 2295, page 611, said Register's Office; taxes for the year 1986, which have been prorated between Grantors and Grantee.

32429

IDENTIFICATION REFERENCE

AUG 18 8 52 AM '86

REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6951 PAGE 468

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
			138[illegible] 0- [illegible]NT.	
			36.40 CSTAX	
			.50 [illegible]	
			12.00 MOE D	
			[illegible]CK	49.90-
			10[illegible]/86 BAL	.0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32428

IDENTIFT REFERENCE

Aug 18 8 52 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 284067