#4994
File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, Tennessee 37215
Mortgagee:

BOOK 6952 PAGE 981

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID L. FORD (NAME)	Zeitlin Financial Services, Inc. (NAME)	Map 115-4
825 West Hillwood (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 200 (STREET ADDRESS)	Parcel 98
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	FB# 8DZ-52325

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, BEN C. CAVALIER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID L. FORD and wife, PATRICIA E. 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. 121 on the Plan of Section Eight Hillwood Estates, as of record in Plat Book 2133, page 123, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ben C. Cavalier by deed from Stephen H. McGaw and wife, June Moody McGaw of record in Book 2545, page 115, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantors; and (2) All matters appearing on the Plan of record in Plat Book 2133, page 123, said Register's Office.

Margie W. Cavalier, spouse of Ben C. Cavalier, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Ben C. Cavalier.

RECEIVED FOR RECORD AND ENTERED ON THE DAY OF Aug 19 8 58 AM '86
REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

33018

unimproved ( )
This is improved (XX) property, known as 6123 Elizabethan Drive, Nashville, Tennessee 37205

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 14th day of August, 1986

Ben C Cavalier by Margie W. Cavalier Margie W. Cavalier

BEN C. CAVALIER by his atty. in fact Margie W. Cavalier MARGIE W. CAVALIER

Margie W. Cavalier, by power of atty. of record in Book 5369, page 718, Register's Office for Davidson County, Tennessee.

BOOK 6952 PAGE 982

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

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 1986.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of 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 _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this 25th day of July, 1986, before me personally appeared MARGIE W. CAVALIER, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of BEN C. CAVALIER, and acknowledged that she executed same as the free act and deed of the said BEN C. CAVALIER.

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of July, 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 $ 275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 1986

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

WARRANTY DEED

FROM BEN C. CAVALIER

TO DAVID L. FORD and wife, PATRICIA E. FORD

Record and

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 6952 PAGE 983

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
			[illegible]	[illegible]
			776.00	MSTAX
			776.00-	MSTAX
			776.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	776.50-
			1696A08/19/86 BAL.	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33018

IDENTIFICATION REFERENCE

Aug 19 8 58 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 284747