File Box 38

#5281

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 6998 PAGE 658

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: MORTGAGEE AND	MAP PARCEL NUMBERS
RONALD D. FORD	Citicorp Homeowners, Inc.	Map 155-3-B
(NAME)	(NAME)	
7408 River Park Drive	670 Mason Ridge Center Drive	Parcel 17
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	St. Louis, Missouri 63141	F.B.#9D-79251
(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, ALLEN EARPS BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD D. FORD and KIMBERLY B. FORD, husband and wife

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. 17 on the Plan of River Park Estates, as of record in Plat Book 6250, pages 658 and 659 corrected in Book 6785, page 427, amended in Book 6830, page 806, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Allen Earps Builders, Inc. by deed from Belmont Investment Corporation of record in Book 6710, Page 730, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantees; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 6672, page 600; (3) Easements of record in Book 5738, page 824 and Book 3819, page 296; and (4) All matters appearing on the Plan of record in Plat Book 6250, pages 658 and 659, corrected in Book 6785, page 427, amended in Book 6830, page 806, said Register's Office.

48965

IDENTIFICATION REFERENCE

Oct 3 8 10 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 7408 River Park Drive, Nashville, Tennessee 37221

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 1st day of October, 1986

ALLEN EARPS BUILDERS, INC.
By: Allen Earps
Allen Earps, President

STATE

BOOK 659 PAGE 659

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 Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Allen Earps 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 President of the ALLEN EARPS BUILDERS, INC. President, the within named bargainor, a corporation, and that as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Allen Earps as such President.

Witness my hand and official seal, at Nashville, Tennessee this 1st day of October, 1986. Notary Public

Commission expires 4-19-87

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 1986.

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

Notary Public

WARRANTY DEED

FROM

ALLEN EARPS BUILDERS, INC.

TO

RONALD D. FORD and wife,
KIMBERLY B. FORD

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 6998 PAGE 660

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

12750.00- CONT.
360.10 CSTAX
.50 PRFEE
0.00 MTG TX
CHECK 364.60-
9738[illegible]/03/86 BAL DUE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48965

IDENTIFICATION REFERENCE

Oct 3 8 10 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 302361