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THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157
FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTI

Mail
ADDRESS NEW OWNER:
James A. Ford et ux
Zoraida V. Ford
7007 COUNTRY CLUB DR.
BRENTWOOD, TN. 37027

MORTGAGEE:

MAP-PARCEL NUMBERS:
161-14 Pcl 93
& 94 Ts

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, R. T. Phillips Investment 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 V. Ford, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: To-Wit:

LAND in the first Civil District of Davidson County, Tennessee being Lots Nos. 88 and 89 on the Plan of Myrtlewood Estates, Section V, as shown on Plat of record in Book 6250, pages 910-911, of the Register's Office for Davidson County, Tennessee to which Plat reference is hereby made for complete details of description.

BEING part of the same property conveyed to R. T. Phillips Investment Company, Inc., by Deed from William B. Phillips, et al, of record in Book 6291, page 245, said Register's Office.

This conveyance is subject to all easements, setback lines and other matters shown on the referenced Subdivision Plat. This conveyance is further made subject to the restrictive covenants which were applied to Section IV by instrument in Book 6544, page 915, said restrictions being incorporated herein by this reference.

82527

IDENTIFICATION REFERENCE

JAN 12 [illegible] '87

FELIX Z. WILSON, REGISTER
DAVIDSON CO., TN.

This is (un)improved property, known as Lots Nos. 88 and 89, Myrtlewood Estates, Section V

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor 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 Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 30th day of December, 1986.

R. T. PHILLIPS INVESTMENT COMPANY, IN
BY: [signature]

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30 day of December, 1986, before me personally appeared _____
A. S McCracken, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as _____ free act and deed.

[illegible] PUBLIC

[signature]
Notary Public

My Commission Expires: 7/18/87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, of the State and County aforesaid, personally appeared A.S. McCRACKEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the R. T. Phillips Investment Company, Inc., the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by self as TRESURER. Witness my hand and official seal, at office in NASHVILLE, Tennessee, this 30th day of December, 1986.

Notary Public

My Commission Expires: 7/18/87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 50,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of December, 1986.

Notary Public

My Commission Expires: 11-24-90

WARRANTY DEED

from:

R. T. PHILLIPS
INVESTMENT COMPANY, INC.

to:

JAMES A. FORD ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
PWJr:dp

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

50 = 0- CANT.
14 = 0 COTAX
.50 MORT
1.00 WDTAX
CHECK 146.50-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82527

IDENTIFICATION REFERENCE

JAN 12 10 19 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 33440