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34

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,500.00

Donald A. Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF January 19 87.

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 1161 MURFREESBORO ROAD, #505, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: Mortgagee	MAP-PARCEL NUMBERS
Donald A. Anderson (NAME)	Third National Mortgage Company (NAME)	MAP 61-16
1241 McAlpine Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	PARCEL 18
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	15DZ-21570

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, WE, Connie Smith Ford and husband, Ricky D. Ford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald A. Anderson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 15 on the Map of Chappell's Subdivision of certain Lots in Monte Vista, of record in Book 1130, page 11, Register's Office for Davidson County, Tennessee.

LOT No. 15 fronts 50 feet on the Northerly side of McAlpine Avenue and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Connie Smith Ford by deed from Cumberland Builders, Inc., a Tennessee Corporation, of record in Book 5342, page 74, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

86379

IDENTIFICATION REFERENCE

JAN 22 3 48 PM '87

FELIX J. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 1241 McAlpine Avenue, Nashville, TN 37207
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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

Witness our hands this 20th day of January, 19 87

Ricky D. Ford

Connie Smith Ford

Ricky D. Ford

Connie Smith Ford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Connie Smith Ford and husband, Ricky D. Ford

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at office in Nashville, Tennessee, this 20th day of January, 19 87.

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Connie Smith Ford
Ricky D. Ford

TO

Donald A. Anderson

Return to:

LEON SHARBER, ATTORNEY
1161 MURFREESBORO ROAD; SUITE 505
NASHVILLE, TN 37217

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

RECEIVED OF _____

FOR _____ BOOK 7115 PAGE 163

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

4980 .00- CONT,
130.40 STAX
.50 PRFE
3.87 MISC
CHECK 185.10-
01CLR01/22/87 3AL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86379

IDENTIFICATION REFERENCE

JAN 22 3 48 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 37711