file 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
JAMES E. ELDRIDGE, JR. ET UX	CITYFED MORTGAGE COMPANY	11D 32465
(NAME)	(NAME)	
901 Woods Lake Drive	125 Belmont Drive	42-3-2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Somerset, N. J. 08873	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7195 PAGE 476

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

APR 8 8 29 AM '87 KELLY E. WILKINSON REGISTER DAVIDSON COUNTY, TN

IRENTIFT REFERENCE

12386

We, BUSTER FORKUM AND WIFE, DOROTHY R. FORKUM,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES E. ELDRIDGE, JR. AND WIFE, DEBORAH K. ELDRIDGE

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Primrose Acres Subdivision, as of record in Book 2663, page 107, Register's Office for said County.

Said Lot No. 1 begins at a point in the north margin of Woods Lake Drive the common front corner of Lots Nos. 1 and 2; thence north 195 feet to a point, the common rear corner of Lots Nos. 1 and 2; thence northwest 178.6 feet to a point in the easterly margin of Campbell Road and in the boundary of this Subdivision; thence south 170 feet along said margin to a point, the beginning of a curve; thence 39.27 feet around said curve, having a radius of 25 feet to a point in the northerly margin of Woods Lake Drive; thence east along said margin 153.7 feet to the point of beginning.

BEING the same property conveyed to Buster Forkum and wife, Dorothy R. Forkum by deed from James V. Andrews, Jr. and wife, Sonia C. Andrews of record in Book 5020, Page 965 and re-recorded in Book 5029, page 571, Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 901 Woods Lake Drive (House Number) (Street)

Madison, TN 37115 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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~~ 31st day of March, 19 87.

Buster Forkum

Dorothy R. Forkum

BOOK 7195 PAGE 477

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 Buster Forkum and wife, Dorothy R. Forkum

the bargainors, 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 Madison, Tennessee, this 31st day of March, 19 87.

My commission expires 7-17-88 Notary Public Joyce B. Donehue

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, 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 _____ and attesting the same by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 86,250.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

William D. Castleman

Sworn to and subscribed before me
this 31st day of March, 19 87.

My commission expires 7-17-88 Notary Public Joyce B. Donehue

RETURN TO: This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115
Name Address

WARRANTY DEED
FROM
BUSTER FORKUM ET UX
TO
JAMES E. ELDRIDGE, JR. ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115
AREA CODE 615
TELEPHONE 865-4750

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

RECEIVED OF _____

FOR _____

BOOK 7195 PAGE 478

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12386.

IDENTIFICATION REFERENCE

APR 8 8 29 AM '87.

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 66541