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 PARTIES.

ADDRESS NEW OWNER:
James A. Ford and wife,
Zoraida V. Ford
7007 County Club Drive
Brentwood, TN 37027

MORTGAGEE:
Same

MAP-PARCEL NUMBERS:
172 . 2
Pac 69 a 8

WARRANTY DEED

BOOK 7244 PAGE 381

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 Lot No. 56 on the plan of Myrtlewood Estates, Section III, as shown on Plat of record in Book 6250, page 287, 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 and to restrictive covenants of record in Book 6544, page 915, said Register's Office.

285 29
IDENTIFI REFERENCE
MAY 21 3 14 PM '87
FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN
RUSH

This is (un)improved property, known as Lot No. 56, Section III, Myrtlewood Estates, Woodland Hills Drive, Nashville, Davidson County, Tennessee.

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 8th day of May, 1987.

R. T. PHILLIPS INVESTMENT COMPANY, INC.
BY: X Robert T. Phillips
Robert T. Phillips, President

STATE OF TENNESSEE
COUNTY OF Williamson

On this 8 day of May, 1987, before me personally appeared Robert T. Phillips, 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 his free act and deed.

Notary Public

My Commission Expires: 7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Robert T. Phillips, 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 President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President. Witness my hand and official seal, at office in Nashville, Tennessee, this 8 day of May, 1987.

Notary Public

My Commission Expires: 7-17-88

BOOK 7244 PAGE 385

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 40,000

Affiant

Subscribed and sworn to before me, this the 5th day of May, 1987.

Notary Public

My Commission Expires: 7-17-88

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 _____

BOOK 7244 PAGE 386

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

40000.00- CAMT.
112.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 118.50-
0195A05/21/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.8529

IDENTIFI REFERENCE

MAY 21 3 14 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 84684