THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Malcolm V. Pfotenhauer
617 River Ridge Court
Nashville, TN 37221

MORTGAGEE:
Citizens and Southern
Mortgage Company
P.O. Box 656
Tucker, GA 30085-0656

MAP-PARCEL NUMBERS:
MAP 141-15
PARCEL 28

WARRANTY DEED

BOOK 7305 PAGE 161

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, David L. Ford and wife, Patricia E. Ford hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Malcolm V. Pfotenhauer and wife, Jean P. Pfotenhauer 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 Davidson County, Tennessee, being Lot No. 296 on the plan of Rolling River Estates, Phase II, of record in Book 5200, page 7, Register's Office for said County.

SAID Lot No. 296 fronts 74.21 feet on the southerly margin of River Ridge Court and extends back 222.35 feet on the easterly line and 211.15 feet on the westerly line to a dead line in the rear, measuring 88.36 feet thereon.

Being the same property conveyed to David L. Ford and wife, Patricia E. Ford by deed from Steven William Vining of record in Book 6503, page 215, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4788, page 960, as amended in Book 4871, page 640, and made applicable in Book 5214, page 933, Book 4892, page 689, and By-Laws in Book 4892, page 679, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of David L. Ford by Patricia E. Ford as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

This is (~~we~~) improved property, known as 617 River Ridge Court, Nashville, TN 37221.

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 22nd day of July, 1987.

Patricia E. Ford
Patricia E. Ford

David L. Ford by: Patricia E. Ford,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of July, 1987, before me personally appeared Patricia E. Ford, 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 she executed the same as her free act and deed.

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7305 PAGE 162

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, 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 _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 104,000.00 .

_____
Affiant

Subscribed and sworn to before me, this the 22nd day of July, 19 87.

_____
Notary Public

My Commission Expires: Nov 4 1987

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 Patricia E. Ford with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of David L. Ford as his Attorney in Fact as the free act and deed of the within named David L. Ford.

Witness my hand and official seal at Nashville, Tennessee, the 22nd day of July, 1987.

_____
Notary Public

My Commission Expires: Nov 4 1987

WARRANTY DEED

from:
David L. Ford and wife, Patricia E. Ford

to:
Malcolm V. Pfotenhauer and wife, Jean P. Pfotenhauer

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

STATE OF Tennessee

COUNTY OF Davidson

BOOK 7305 PAGE 163

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Patricia E. Ford

Affiant Patricia E. Ford

Sworn to and subscribed before me this 22nd day of July, 19 87.

Notary Public

My Commission Expires: 11-1-87

NOTARY PUBLIC AT LARGE

IDENTIFICATION REFERENCE

4 8 7 5 2

JUL 24 9 07 AM '87

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7305 PAGE 164

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVE
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4875.2

IDENTIFT REFERENCE

JUL 24 9 07 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 107436