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FORM NO. WD-1

File # 21658

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 1987.

Notary Public

MY COMMISSION EXPIRES: 3-14-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN WestlyFORD	Capitol Mortgage Corporation	MAP 29
(NAME)	(NAME)	
5680 Eatons Creek	1100 Kermit Drive, Suite 206	PAR 249
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, Tn 37080	Nashville TN 37217	14D-26025
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

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, HARRY FRANKLIN KRANTZ and wife JILL T. KRANTZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN Westly FORD and wife VALERIE R. FORD

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:

LAND in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by John Kohl, Surveyor, June 11, 1987 as follows:
BEGINNING at a point on the easterly margin of Eatons Creek Road said point being 420 feet south of the southerly line of the property conveyed to Frank B. O'Barr and wife, of record in Book 3807, Page 583, said Register's Office; thence north 89 deg. east 1289.5 feet; thence south 3 deg. 30' west 210 feet; thence south 89 deg. west 1339.5 feet to the easterly margin of Eatons Creek Road; thence with the same north 9 deg. 40' west 210 feet to the point of beginning, containing 6.7 acres, more or less.

BEING the same property conveyed to Harry Franklin Krantz and wife, Jill T. Krantz by deed from Hugh Young and wife, Virginia Young as of record in Book 4922, Page 482, Register's Office for Davidson County, Tennessee.

5.4 1.6.0

IDENTIFICATION REFERENCE

AUG 10 10 54 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

X unimproved
This is improved property, known as 5680 Eatons Creek, Joelton, Tn 37080
(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 their hands this 3rd day of August, 87. 19

HARRY FRANKLIN KRANTZ Harry Franklin Krantz

JILL T. KRANTZ Jill T. Krantz

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HARRY FRANKLIN KRANTZ and wife JILL T. KRANTZ

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 19 87.

Commission Expires 3-11-91.

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
HARRY FRANKLIN KRANTZ

JILL T. KRANTZ

TO
JOHN Westly FORD

VALERIE R. FORD

Saturn & Mazer, Attorneys
Row 1
Box 7

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			970 .50 [illegible]	
			271.00 [illegible]	
			.50 PRFE	
			.09 MISC	
			CHECK 271.10-	
			9823A08/10/87 BAL .09	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 4 1: 6: 0

IDENTIFI REFERENCE

AUG 10 10 54 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 03586