#6122

87-26.28

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee 37215

BOOK 7352 PAGE 505

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GERALD J. FOLEY	Leader Federal Mortgage, Inc.	Part of Map 131-8
(NAME)	(NAME)	
1146 Granny White Court	P.O. Box 2926	Parcel 139
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204	Memphis, Tennessee 38101-2926	F. B.#16DA-40336
(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, JAMES E. WARD & ASSOCIATES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GERALD J. FOLEY and wife, NANCY F. FOLEY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 3A on the Plan of Zone Lot Division of Lots One & Three of Hampton Glen Resubdivision of Lots One & Two Granny White Court, as of record in Plat Book 6030, page 149, amended in Plat Book 6900, page 400, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to James E. Ward & Associates, Inc. by Quitclaim deed from Trinity Ventures, a Tennessee general Partnership of record in Book 7171, Page 525, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) 1987 taxes, which are to be paid by the Grantors herein; (2) Restrictions in Book 3105, page 347; (3) Easements in Book 4122, page 323; and (4) All matters appearing on the plan of record in Plat Book 6050, page 149, amended in Plat Book 6900, page 400, said Register's Office.

65243

IDENTIFICATION REFERENCE

SEP 15 11 19 AM '87

DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 1146 Granny White Court, Nashville, Tennessee 37204

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

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of August, 1987

JAMES E. WARD & ASSOCIATES, INC.

By: _____

JAMES E. WARD
President

BOOK 7352 PAGE 506

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

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

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public 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 him self to be _____ of the JAMES E. WARD & ASSOCIATES, INC., the within named bargainor, a corporation, and that as such _____, 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 _____.

Witness my hand and official seal, at Nashville, Tennessee, this 27th day of August, 1987.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES E. WARD, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of JAMES E. WARD ASSOCIATES, INC. the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 27th day of August, 1987.

My commission expires: 1/10/89

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 1987.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JAMES E. WARD & ASSOCIATES, INC.

TO

GERALD J. FOLEY and wife, NANCY J. FOLEY

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7352 PAGE 507

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
			1700000.00- CAMI.	
			476.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	482.50-
			261BA09/15/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65243

IDENTIFICATION REFERENCE

SEP 15 11 19 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 16292