Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072

0305 0202 0101 03CHECK 128.50

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR. NO.
Lisa Anne Ford, etal Baker Road Goodlettsville, Tn. 37072	SAME AS NEW OWNERS	Map 12 Par. 147 10D-51564

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, including the assumption of a certain note and deed of trust dated October 13, 1986, payable to the order of Edward B. Parker and wife, Leithia L. Parker, in the original principal amount of $30,200.00, of record in Book 7034, page 48, Register's Office, Davidson County, Tennessee, We, RICHARD C. KESSINGER and wife, PHYLLIS M. KESSINGER, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said LISA ANNE FORD and RICHARD W. LaRUE, joint tenants with survivorship obtaining, that is, upon the death of either, the survivor of them shall own and hold title to the said property in fee simple, hereinafter referred to as the "GRANTEE", 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 Tract No. 2 described according to an unrecorded survey by Kessinger & Associates, dated September 12, 1986, as follows:
BEGINNING at an iron pin in the south margin of Baker Road, said pin being located along the south margin of Baker Road from an iron pin marking the northwest corner of tract of land which belongs to Annie Mai Tarpley, having a deed reference in Deed Book 6484, page 605, Register's Office for Davidson County, Tennessee, N 74 deg. 33' 48" W. 50.00 feet to the point of beginning, the northeast corner of this tract and continuing with a new line as follows: S 30 deg. 19' 32" W. 440.00 feet to an iron pin; thence S 35 deg. 38' 07" W, 1539.88 feet to an iron pin marking a corner to a tract of land which belongs to James Wilks, having a deed reference in Deed Book 5353, page 741, Register's Office for Davidson County, Tennessee; thence S 6 deg. 15' 02" W, with a fence, 1123.24 feet to an iron pin marking the southwest corner of said tract of land which belongs to James Wilks and the northwest corner of a tract of land which belongs to Helen L. Lanius, having a deed reference in Deed Book 5709, page 495, Register's Office for Davidson County, Tennessee; thence S 7 deg. 04' 35" W, 124.37 feet to an iron pin in the north boundary of a tract of land which belongs to Perry L. Harper, having a deed reference in Deed Book 6662, page 081, Register's Office for Davidson County, Tennessee, the southwest corner of said tract of land which belongs to Helen L. Lanius; thence N 83 deg. 48' 19" W, passing south of a fence and passing a corner to said tract of land which belongs to Perry L. Harper and a tract of land which belongs to David W. Torr, having a deed reference in Deed Book

6552, page 935, Register's Office for Davidson County, Tennessee, 500.00 feet in all to an iron pin in the north boundary of said tract of land which belongs to David W. Torr; thence with a new line as follows: N 6 deg. 21' 50" E. 1223.28 feet to an iron pin; thence N 47 deg. 24' 21" E, 1838.23 feet to an iron pin; thence N 30 deg. 19' 32" E, 430.00 feet to an iron pin in the south margin of Baker Road; thence S 74 deg. 07' 22" E, with the south margin of Baker Road, 50.00 feet to the point of beginning, containing 23.12 acres as survey by Kessinger & Associates, September 12, 1986.
Being the same property conveyed to Richard C. Kessinger and wife, Phyllis M. Kessinger, by deed from Randall E. Woodard and wife, Beverly O. Woodard, of record in Book 7094, page 747, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever.

And, We, the Grantors do covenant with the said Grantees, that we are lawfully seized and possessed of said land in fee simple, have a good right convey it and warranty that the same is unencumbered, except (1) 1988 S&C taxes, a lien, prorated between the parties and assumed in full by Grantees, (2) Restrictions of record in Book 7094, page 747, said Register's Office, (3) Deed of trust of record in Book 7034, page 48, said Register's Office, and assumed in full herein.

And the, Grantors do further covenant and bind ourselves, our heirs and representatives to warranty and forever defend the title to the land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 22nd day of January, 1988.

RICHARD C. KESSINGER, Grantor

LISA ANNE FORD, Grantee

PHYLLIS M. KESSINGER, Grantor

RICHARD W. LaRUE, Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD C. KESSINGER and wife, PHYLLIS M. KESSINGER and LISA ANNE FORD, single and RICHARD W. LaRUE, single, 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 this the 22nd day of January, 1988.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12-31-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $42,500.00.

Richard W. LaRue
Affiant

Sworn to and subscribed before me, this the 22nd day of January, 1988.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12-31-89

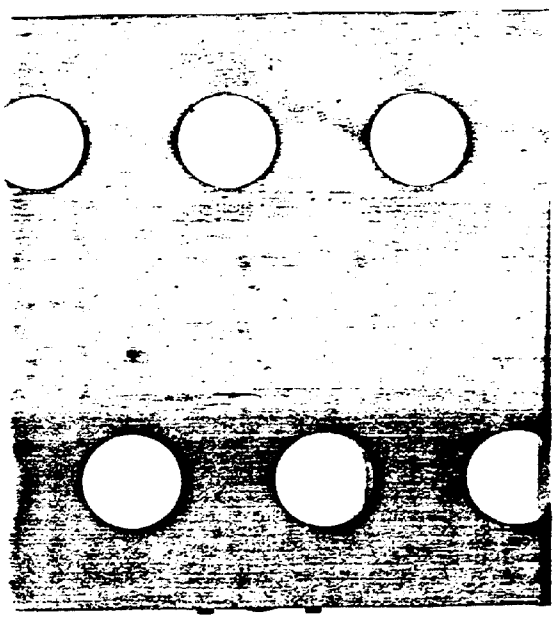
01926

IDENTIFICATION REFERENCE

FEB 2 10 51 AM '88

DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7460 PAGE 987

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

CAMT 42500.00
CON TX 119.00
PRFEE 0.50
WDEED 9.00
TOTAL 128.50
CHECK 128.50

02/02/88 01 10:51 0001 3305

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 1 9 2 6.

IDENTIFICATION REFERENCE

FEB 2 10 51 AM '88

DAVIDSON COUNTY, TN

No. 58177