Bat-3

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Gene S. Ford Kimberly W. Ford 992 Beech Bend Drive Nashville, TN 37221	Map 156-1 Parcel 7	CSB Mortgage Corp. 4915 I-55 North Post Office Box 16570 Jackson, MS 39236

This instrument prepared by: Boult, Cummings, Conners & Berry (JVT)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED BOOK 7754 PAGE 719

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, and in consideration of Grantees' assumption of an indebtedness in the current principal amount of Sixty Six Thousand Five Hundred Ninety Six and 68/100 Dollars ($66,596.68), which indebtedness is secured by a Deed of Trust executed by Mary Lee Hughes in favor of Troy & Nichols, Inc., being of record in Book 6703, page 584, Register's Office for Davidson County, Tennessee, said Deed of Trust being assigned to CSB Mortgage Corporation by instrument of record in Book 7198, page 999, Register's Office for Davidson County, Tennessee, **MARY LEE HUGHES MOORE** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **GENE S. FORD** and wife, **KIMBERLY W. FORD** (the "Grantees"), Grantees' heirs and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows to-wit (the "Property"):

> Being Lot No. 816 on the Plan of Harpeth Woods Section Four, First Addition, of record in Plat Book 5200, page 635, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Mary Lee Hughes, now Mary Lee Hughes Moore, by deed from Gary M. Smith and wife, Lynda S. Smith, of record in Book 6703, page 581, Register's Office for Davidson County, Tennessee.

7544 01/19 0101 03CHECK 268.58

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $77,596.68.

Gene S. Ford
Affiant

Subscribed and sworn to before me this 19th day of January, 1989.

Notary Public
My Commission Expires: March 20, 1992

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real property taxes for 1989.

2. Deed of Trust executed by Mary Lee Hughes, unmarried, to Tommie J. Ferguson, Trustee, of record in Book 6703, page 584, Register's Office for Davidson County, Tennessee, to secure to Troy & Nichols, Inc. an indebtedness in the original principal amount of Sixty Six Thousand Two Hundred Forty Eight and No/100 Dollars ($68,248.00), the said Deed of Trust having been assigned to CSB Mortgage Corporation by instrument of record in Book 7198, page 999, said Register's Office (the "Deed of Trust and Assignment").

3. Easement for flow of the Harpeth River.

4. Restrictive Covenants contained in instrument of record in Book 6097, page 560, Register's Office for Davidson County, Tennessee.

5. All matters shown on the Plan of record in Book 5200, page 635, said Register's Office (the "Plan"). The Plan shows an Owners Certificate and a 30 foot minimum building setback line from Beech Bend Drive. The Plan also shows a portion of the rear of the lot as being in the calculated High Water Area, and the minimum first floor elevation is not to be less than five hundred sixty-seven (567) mean sea level, and further, shows the following notes: Minimum first floor elevations shown are four (4) feet above the maximum flood of record or calculated. Floor Elevations: No portion of any building that is used as living quarters shall be constructed on any lot having its finished floor elevations less than four (4) feet above the 100 year flood elevation, provided, however, that easements not used for living purposes, carports or garages may be constructed having the finished floor elevation at one (1) foot above the 100 year flood elevation. The first principal floor elevation of all other buildings shall be established at one (1) foot above the 100 year flood elevation. Flood elevations taken from Harpeth River Flood Plain Information Report, dated June 1975, published by Nashville District Corps of Engineers.

This is improved property known as 992 Beech Bend Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

By their acceptance and execution hereof, the Grantees agree to assume all of Grantor's agreements and obligations contained in and evidenced by that certain Promissory Note dated October 29, 1985 from Grantor to Troy & Nichols, Inc., in the original principal amount of Sixty Eight Thousand Two Hundred Forty Eight and No/100 Dollars ($68,248.00), and contained in the Deed of Trust and Assignment, and Grantees further agree to indemnify and hold Grantor harmless from and against any loss or claim of loss (including costs, expenses and attorney's fees) arising out of Grantees' failure to perform such agreements and obligations from and after the date hereof.

IN WITNESS WHEREOF, the undersigned have executed this Warranty Deed this 19th day of January, 1989.

GRANTOR:

Mary Lee Hughes Moore

MARY LEE HUGHES MOORE

GRANTEES:

Gene S. Ford

GENE S. FORD

Kimberly W. Ford

KIMBERLY W. FORD

The spouse of Grantor, Wayne Clark Moore, joins in this conveyance solely for the purpose of conveying to the Grantees any interest, marital or otherwise, he may have in and to the Property, and for no other purpose whatsoever.

Wayne C. Moore

WAYNE CLARK MOORE

State of Tennessee
County of Davidson

Personally appeared before me, Juanita V. Thomason, a Notary Public in and for the State and County aforesaid, **MARY LEE HUGHES MOORE**, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of January, 1989.

Juanita V. Thomason
Notary Public

My commission expires: May 20, 1992

State of Tennessee
County of Davidson

Personally appeared before me, Juanita V. Thomason a Notary Public in and for the State and County aforesaid, **WAYNE CLARK MOORE**, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of January, 1989.

Juanita V. Thomason
Notary Public

My commission expires: May 20, 1992

State of Tennessee
County of Davidson

Personally appeared before me, Juanita V. Thomason a Notary Public in and for the State and County aforesaid, **GENE S. FORD**, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of January, 1989.

Juanita V. Thomason
Notary Public

My commission expires: May 20, 1992

State of Tennessee
County of Davidson

Personally appeared before me, Juanita V. Thomason, a Notary Public in and for the State and County aforesaid, **KIMBERLY W. FORD**, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of January, 1989.

Juanita V. Thomason
Notary Public

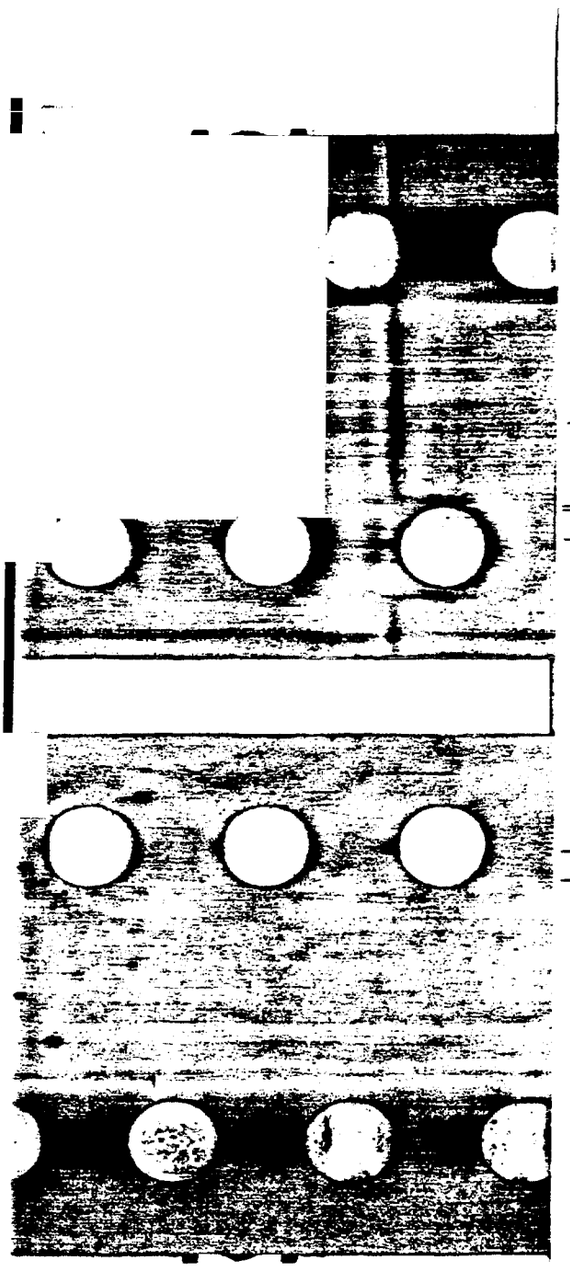
My commission expires: May 20, 1992

02562

IDENTIFICATION REFERENCE

JAN 19 2 05 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN



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

RECEIVED OF _____

FOR _____

BOOK 7754 PAGE 723

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 77596.68
CDN TX 256.08
PRFEE 0.50
WDEED 12.00
TOTAL 268.58
CHECK 268.58

01/19/89 01 14:13 0001 7544

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256.2

IDENTIFT REFERENCE

Jan 19 2 08 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 174183