BOOK 7941 PAGE 436 BOX 10

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 19 89

Notary Public

MY COMMISSION EXPIRES: 7-13-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 350, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Richard S. Ford, et ux. (NAME)	City Federal Savings Bank	27W 22735
1611 Sharpe Avenue (STREET ADDRESS OR ROUTE NUMBER)	c/o CityFed Mortgage Company 30 Warder Street (STREET ADDRESS)	083-02-0-109.00
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Springfield, OH 45501 (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, Bessie A. Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Scott Ford and wife, Monica Todd 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 Davidson County, Tennessee, being part of Lot No. 5 and part of a 15 foot alley laying between said part of Lot No. 5 and Sharpe Avenue of the Roberts Property Subdivision, of record in Plat Book 421, page 81, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 and part of a 15 foot alley are described by a survey of John Kohl, dated August 8, 1989, as follows: Said part of Lot No. 5 and part of a 15 foot alley front together 67 feet on the northerly side of Sharpe Avenue and extend back 190 feet, more or less, on the westerly line and 208 feet on the easterly line to a line in the rear which measures 19.5 feet thereon.

Being the same property conveyed to Bessie A. Wilson by deed from Jack F. Kemp, Secretary of Housing and Urban Development of Washington, D.C., of record in Book 7848, page 51, as rerecorded in Book 7895, page 106, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the matters set forth in the above referenced plan of record.

Roy Wilson, husband of Bessie A. Wilson, joins in this conveyance to convey any interest he may have in the subject property by reason of his marital rights.

This is improved (X) / unimproved ( ) property, known as 1611 Sharpe Avenue (House Number) (Street) Nashville, TN 37206 (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 my hand this 15th day of September, 19 89

Bessie A Wilson
Bessie A. Wilson

Roy Wilson
Roy Wilson

14

BOOK 7941 PAGE 437.

INDIVIDUAL ACKNOWLEDGEMENT

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said county, Bessie A. Wilson and husband, Roy Wilson

the within named 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 purpose therein contained.

WITNESS my hand, at office, this 15th day of September, 19 99

Patricia Spicer Carden
NOTARY PUBLIC

My commission expires:

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

6118 09/19 0101 03CHECK 139.99

WARRANTY DEED

FROM

Bessie A. Wilson, unmarried

TO

Richard Scott Ford and wife,

Monica Todd Ford

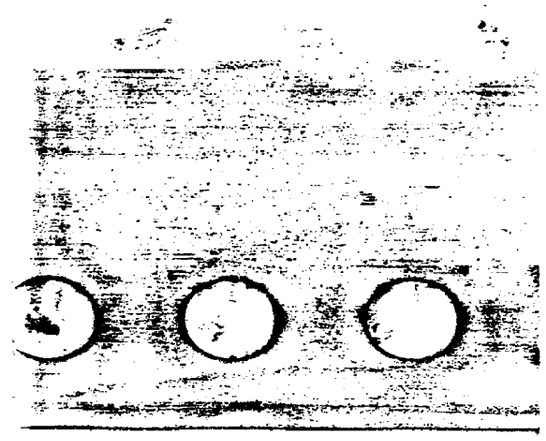
PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

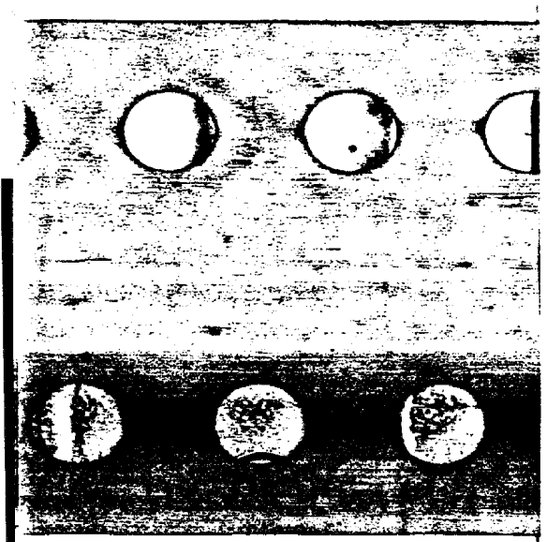
IDENTIFICATION REFERENCE

6.7.3.7.

SEP 19 12 28 PM 1999

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 7941 PAGE 438

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	40350.00
			CON TX	132.99
			PRFEE	1.00
			WDEED	6.00
			TOTAL	139.99
			CHECK	139.99
09/19/89	01		12:28 0001	6118

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.7.3.37.

IDENTIFI REFERENCE

SEP 19 12 28 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250094