Bcx5

BOOK 9673 PG 492

STATE OF TENNESSEE
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May 19 95

Notary Public

MY COMMISSION EXPIRES: 1/25/97

(AFFIX SEAL)

Michael T. Haley, Atty. THIS INSTRUMENT WAS PREPARED BY
SMS/Strategic Mortgage Services, Inc. 1100 Kermit Dr. #204 Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	~~MORTGAGEE~~ Send Tax Bills:	MAP-PARCEL NUMBERS
Kenneth Ray Ford et ux (NAME)	Same (NAME)	171/119.00
125 Timber Ridge Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, Warren G. Brown and wife, Hazel D. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS TO TRANSFER AND CONVEY UNTO Kenneth Ray Ford and wife, Donna J. 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. 40 on the Plan of Brentwood Gardens, as of record in Book 1130, Page 16 Register's Office for said County, described as follows:

Beginning on the easterly margin of Valley View Road at the southwest corner of Lot No. 39 on said plan; thence with the easterly margin of said Road, southwardly 100 feet to the northwest corner of that part of said Lot No. 40 conveyed to George B. Boyte and wife, by deed from F. A. Smith and wife, of record in Book 2489, page 483, said Register's Office; thence with said Boyte's northern boundary line, eastwardly 215 feet, more or less, to the northwest corner of that part of Lot No. 40 conveyed to William Bradford Smith and wife, by deed from George B. Boyte and wife, of record in Book 2495, Page 447, said Register's Office; thence northwardly 100 feet to the southerly line of said Lot No. 39; thence with the line between said Lots Nos. 39 and 40, westwardly 211 feet, more or less to the beginning.

Being a portion of the property conveyed to Warren G. Brown and wife, Hazel D. Brown by Corrected Warranty Deed from Terrence P. Treadway and wife, Diane E. Treadway, dated November 23, 1992, recorded November 23, 1992, in Book 8793, page 811, Register's Office for Davidson County, Tennessee. Also acquired by deed of record in Book 8612, page 578, Register's Office for Davidson County, Tennessee.

Subject to the following: Davidson County taxes for 1995, which have been prorated as of the date of deed and assumed by the grantees; Easements and setback lines of record in Book 1130, page 16, and restrictions, easements, and conditions as may affect the premises.

unimproved (X)
This is improved ( ) property, known as 5650 Valley View Road (House Number) (Street) Brentwood (P.O. Address) (City or Town) TN 37027 (Postal Zip)

TO HAVE AND TO HOLD the said trace 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 our hand s this 16th day of May, 19 95

Warren G. Brown

Hazel D. Brown

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Warren G. Brown and wife, Hazel D. Brown

the bargainors, 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 16th day of May, 19 95

Notary Public

Commission Expires 1/25/97

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 _____

61308
IDENTIF. ↑ REFERENCE

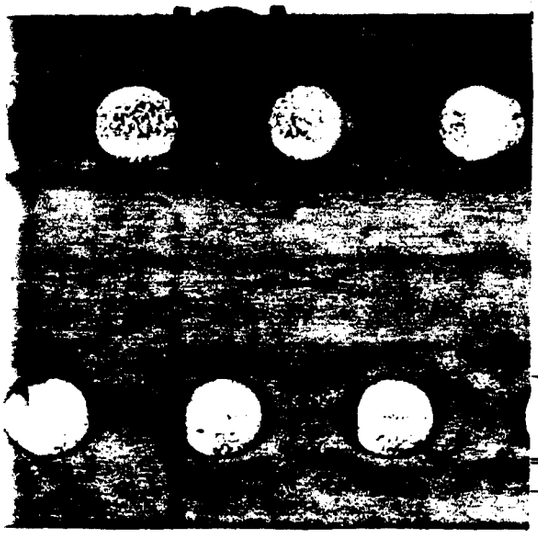
WARRANTY DEED

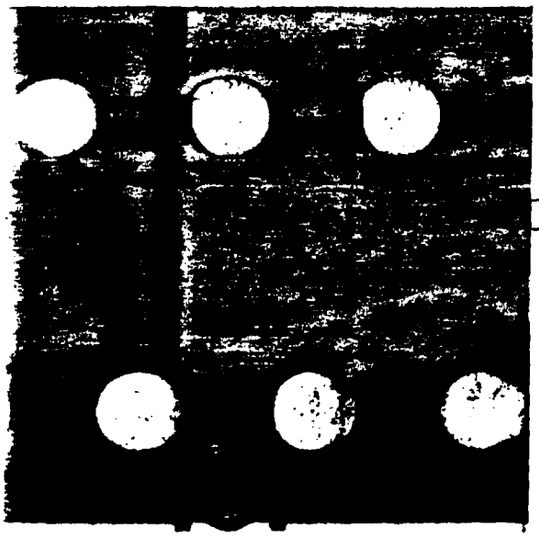
FROM
Warren G. Brown and wife,
Hazel D. Brown

TO
Kenneth Ray Ford and wife,
Donna J. Ford

95 MAY 17 AM 8:35
FELIX Z. ROBERTS REGISTER
DAVIDSON COUNTY, TN.

1613 05/17 0101 03CHECK 46.00





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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 10000.00
CON TX 37.00
PRFEE 1.00
WDEED 8.00
TOTAL 46.00
CHECK 46.00

05/17/95 01 08:37 0001 1613

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61308
IDENTIF. # REFERENCE

95 MAY 17 AM 8:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 910976