SOB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9767 PG 89

ADDRESS NEW OWNER:
Richard A. Davis and Elizabeth G. Davis
307 Ladybird Drive
Nashville, Tennessee 37217

SEND TAX BILL:
To Owner

MORTGAGEE:
Ford Consumer Finance Company Inc.
278 Franklin Road, Suite 120
Brentwood, TN 37027

MAP AND PARCEL:
MAP 135-1
GROUP
PARCEL 74

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Garrett Paul Graves and wife, Natalie M. Graves, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richard A. Davis and wife, Elizabeth G. Davis, 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 Lot No. 111 on the Plan of Town Park Estates, of record in Book 3300, pages 64 and 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Garrett Paul Graves and wife, Natalie M. Graves by deed from Alford L. Mitchell and wife, Anna J. Mitchell, as of record in Book 4153, page 594, Register's Office for Davidson County, Tennessee.

This is improved property known as 307 Ladybird Drive, Nashville, TN 37217.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 Metropolitan Government Property taxes and subsequent years thereafter.
2. Restrictive covenants of record in Book 3400, page 120, as amended in Book 3436, page 43, said Register's Office.
3. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 4986, page 166, said Register's Office.
4. All matters as shown on the plan of record in Book 3300, pages 64 and 65, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard A. Davis and wife, Elizabeth G. Davis, their heirs and assigns, forever; and we, Garrett Paul Graves and wife,

Natalie M. Graves, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9767 PG 90

Witness our hands this the 15th day of August, 1995.

Garrett Paul Graves
Garrett Paul Graves

Natalie M. Graves
Natalie M. Graves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Garrett Paul Graves and wife, Natalie M. Graves, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of August, 1995.

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 86,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of August, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

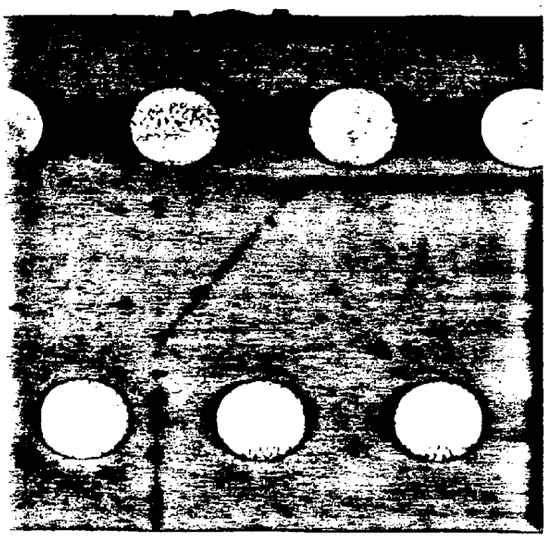
4174 08/18 0101 03CHECK 327.20

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

95 AUG 18 PM 2:04

IDENTIF. & REFERENCE

00091077



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

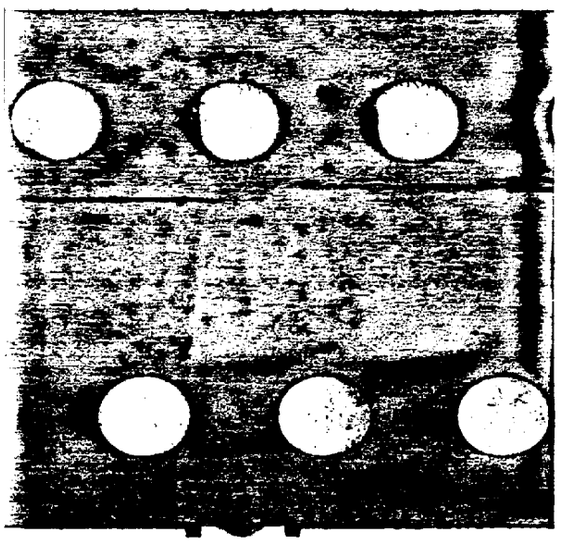
RECEIVED OF _____

FOR _____

BOOK 9767 PG 91

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	86000.00
CON TX	318.20
PRFEE	1.00
MDEED	8.00
TOTAL	327.20
CHECK	327.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 1001 4174

0091077
IDENTIF. ↑ REFERENCE

95 AUG 18 PM 2:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 943137