BOOK 9847 PG 15

27A

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October, 19 95

Notary Public

MY COMMISSION EXPIRES: July 27, 1996
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael F. Ford (NAME) | Pacific American Mortgage (NAME) | 134-5 |
| 4937 Hickory Woods E (ADDRESS) | 210 25th Avenue North Ste. 500 (ADDRESS) | 52 |
| Antioch TN 37013 (CITY) (STATE) (ZIP) | Nashville, TN 37203 (CITY) (STATE) (ZIP) | 5DU 70164 |

FOR AND 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, William E. Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael F. Ford and wife, Barbara 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 Lot no. 115 on the plan of Section Four, Addition to Greenwood Hills of record in Book 5210, page 77, Register's Office for said County.

Said Lot no. 115, which is a corner lot, fronts 75.10 feet on the northeasterly margin of Donna Kay Drive and fronts 85.88 feet on the southerly margin of Bolster Court, said frontages being joined by a curve having a lingth of 40.51 feet and extends back 107.00 feet on the northeasterly line and 114.90 feet on the southerly line to a point of intersection.

Being the same property conveyed to William E. Powell by deed from Marty Byrne and Herman T. Byrne and Ruth E. Byrne of record in Book 8367, page 608, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 5333, page 311, said Register's Office.

This conveyance is subject to any and all existing easements of record.

95 NOV -2 AM 8:55
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

011864

PRIOR REFERENCE

This is unimproved ( ) improved (X) property, known as 3444-3446 Donna Kay Drive, Nashville, TN 37211
(House Number) (Street) (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 27th day of October 19 95

William E. Powell

BOOK 9847 PG 16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Powell

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of October, 19 95.

Commission expires July 27, 1996

Notary Public

STATE OF TENNESSEE
COUNTY OF

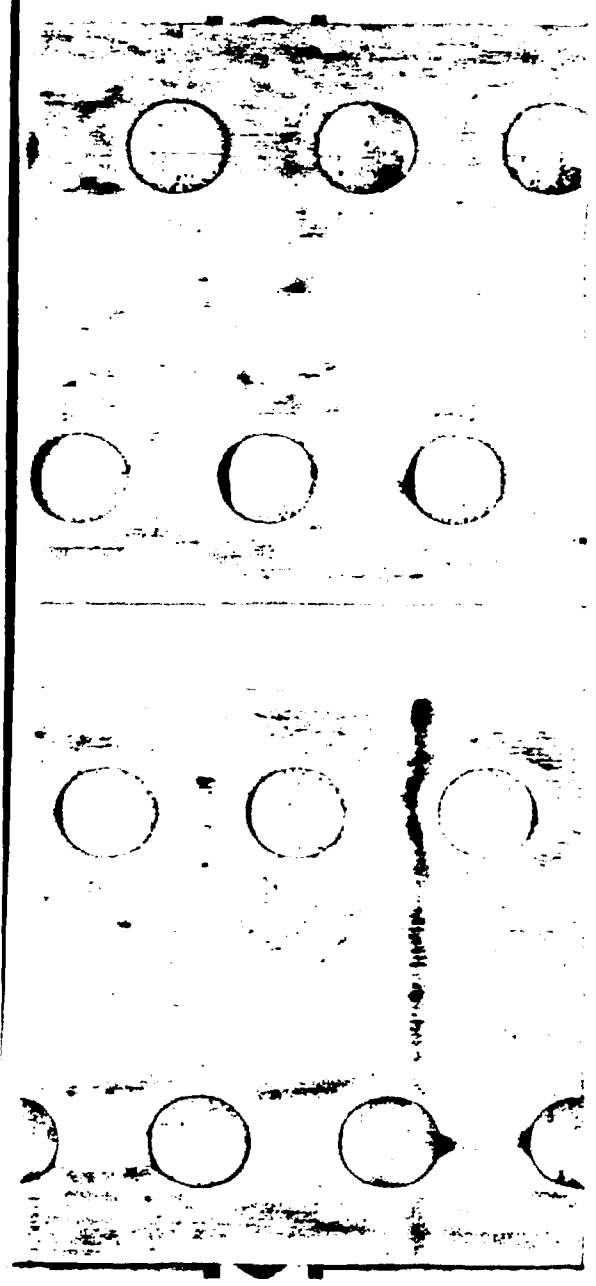
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

3689 11/02 0101 03CHECK 268.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9847 PG 17

| | | |
|---|---|---|
| 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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

11/02/95 01 08:55 0001 3689

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0118642
IDENTIFICATION REFERENCE

95 NOV -2 AM 8:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 972325