Mail

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9865 PG 452

The actual consideration or value, whichever is greater, for this transfer is $ 130,000.00

Susan Ford
Affiant

Subscribed and sworn to before me, this 17th day of November 1995

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
SUSAN FORD 4507 Idaho Avenue Nashville, Tennessee 37209	FT Mortgage Companies P.O. Box 613136 Memphis, Tennessee 38101	MAP 103-4 PARCEL 43

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY THOUSAND AND NO/100------ ($ 130,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, JAMES DANIEL MOORE AND WIFE, CRYSTAL BARBEE MOORE hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SUSAN FORD, UNMARRIED hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 408 of Block 22 on the Plan of Charlotte Park Company's First Addition of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID Lot No. 408 fronts 50.0 feet on the southerly margin of Idaho Avenue, formerly 5th Avenue, and extends back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to James Daniel Moore and wife, Crystal Barbee Moore, by deed from The Estate of Bessie Cook of record in Book 8868, page 32, Register's Office for Davidson County, Tennessee.

This is improved property known as 4507 Idaho Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, ha ve good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Charlotte Park Company's First Addition of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 17th day of November, 19 95.

James Daniel Moore
JAMES DANIEL MOORE

Crystal Barbee Moore
CRYSTAL BARBEE MOORE

NOTARY PUBLIC AT LARGE
MITCHELL
DAVIDSON COUNTY, TENN.

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 JAMES DANIEL MOORE AND WIFE, CRYSTAL BARBEE MOORE, the 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 purposes therein contained.

Witness my hand and official seal this 17th day of November, 19 95.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

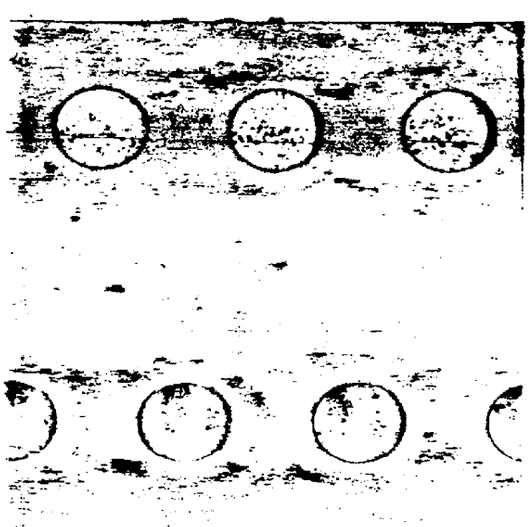
0121998

IDENTIFICATION REFERENCE

95 NOV 21 AM 9:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0601 11/21 0101 03CHECK 490.00



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

RECEIVED OF _____

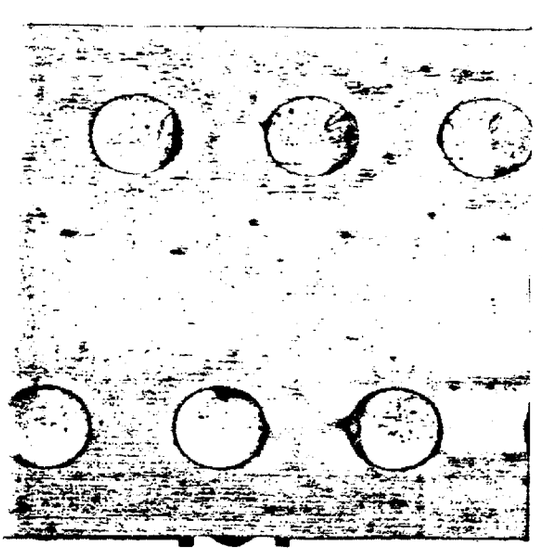
FOR _____

BOOK 9855 PG 454

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
			MAMT	
				130000.00
			CANCEL	
11/21/95	01		09:30 0001 0600	
			CAMT	
				130000.00
			BK BANK	481.00
			PRFEE	1.00
			MTGFEE	8.00
			TOTAL	490.00
			CHECK	490.00
11/21/95	01		09:30 0001 0601	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0124998
IDENTIF. # REFERENCE

95 NOV 21 AM 9:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 979142