File 13730
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

P.I.W. 9992 PG 495

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JOSEPH NEELY FORD (NAME)	GREAT WESTERN MORTGAGE (NAME)	Map 130-1
109 Allendale Drive (STREET ADDRESS OR ROUTE NUMBER)	9451 Corbin Avenue (STREET ADDRESS)	Par. 12
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Northridge, CA 91324 (CITY) (STATE) (ZIP)	F.B. 8DZ75100

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, TIMOTHY L. WARNOCK, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH NEELY FORD AND WIFE, TANIA PATTON FORD

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 56 on the Plan of West Meade Farms Section 3, as of record in Plat Book 1835, page 4, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Timothy L. Warnock and wife, Caroline S. Warnock by deed from John F. Stephenson and wife, Elisabeth A. Stephenson of record in Book 8943, page 247, said Register's Office. Caroline S. Warnock has since conveyed her interest in said property to Timothy L. Warnock by quitclaim deed of record in Book 9526, page 99, Register's Office for Davidson County, Tennessee. Timothy L. Warnock and wife, Caroline S. Warnock having since divorced by Final Decree in the Fourth Circuit Court for Davidson County, Docket No. 94D-3761.

This conveyance is made subject to: (1) Taxes for 1996 which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Plat Book 1835, page 4, Register's Office for Davidson County, Tennessee.

0164424
IDENTIF. ↑ REFERENCE

96 MAR 27 AM 10:59
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 109 Allendale Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 22nd day of March, 19 96

TIMOTHY L. WARNOCK

STATE OF TENNESSEE TN

COUNTY OF ~~Williamson~~ Davidson

BOOK 9992 PG 496

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY L. WARNOCK

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 22nd day of March, 19 96.

My Commission Expires

My commission expires November 22, 1997 Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March 19 96

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

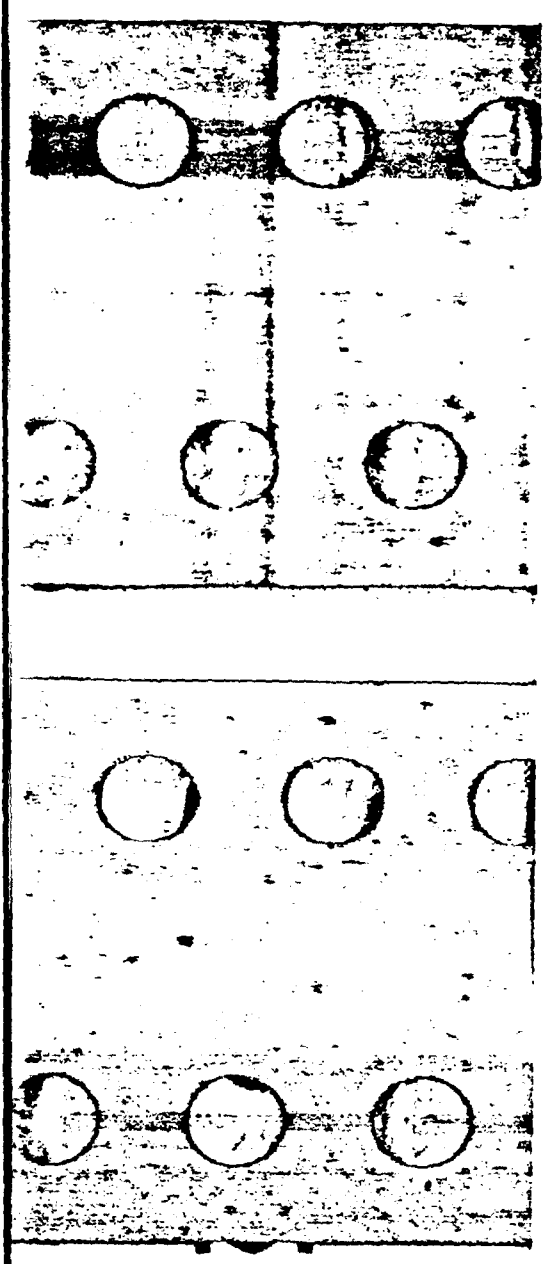
WARRANTY DEED

FROM TIMOTHY L. WARNOCK

TO JOSEPH NEELY FORD

3987 03/27 0101 CHECK 514.05

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9992 PG 497

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

CANT
136500.00
CON TX 505.05
PRFEE 1.00
MDEED 8.00
TOTAL 514.05
CHECK 514.05

03/27/96 01 11:00 0001 3067

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164424
IDENTIF. ↑ REFERENCE

96 MAR 27 AM 10:59
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1021094