BOOK 10019 PG 170

INSTRUMENT PREPARED BY: FILE #: T-3752-FORD

FIRST TITLE CORPORATION
1161 Murfreesboro Road, Ste 324
Nashville, TN 37217

WARRANTY DEED

NEW OWNER NAME: John Ford	SEND TAX BILL TO: Same	MAP PARCEL NUMBER: 058-00-0/209.00
STREET ADDRESS: 3718 Kings Lane	STREET ADDRESS:	
CITY STATE ZIP Nashville, TN 37218	CITY STATE ZIP	

THIS INDENTURE, made and entered into this 12th day of April, 1996, by and between Betty Corlew Thomas, unmarried party of the first part, and John Ford and wife, Valerie Ford parties of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, to-wit:

All that tract or parcel of land lying and being in Davidson County, Tennessee, being Lot 1 on the Betty C. Thomas Re-Subdivision Plat prepared by Ernest Davis, T.R.S #157, dated 1/29/96 in Book 8250, Page 545, Register's Office for said County, being more particularly described as follows:

Beginning at a point in the northerly margin of Kings Lane, said point being South 81 deg. 29' 43" West 591.5 feet more or less from the Northwest intersection of Clarksville Pike and Kings Lane. Said point further being the Southeasterly corner of Thomas Nethery's Parcel No. 116; thence, along the Easterly line of said Thomas Nethery's Parcel No. 116 North 05 deg. 26' 01" East 306.24 feet to a point in Betty C. Thomas' Parcel 115; thence, South 85 deg. 54' 59" East 85.02 feet to a point; thence South 01 deg. 26' West 283 feet to a point in the northerly margin of said Kings Lane; thence, South 81 deg. 29' 43" West 107.58 feet to the point of beginning.

Being the same property conveyed to Betty Corlew Thomas and , by deed of record in Deed Book 3933, Page 118, Register's Office for said County.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said parties of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.
The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their property gender and number according to the context hereof.

WITNESS the signature of the said party of the first party the day and year first above written.

Betty Corlew Thomas

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ACKNOWLEDGEMENT PAGE OF WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Patricia Kay Neal, a Notary Public of said County and State, Betty Corlew Thomas, unmarried, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of April, 1996.

My Commission Expires:
05/30/99

PATRICIA KAY NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 1999

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $90,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of April, 1996.

Notary Public Patricia Kay Neal

My Commission Expires:
05/30/99

PROPERTY ADDRESS:
3718 Kings Lane
Nashville, TN 37218

PATRICIA KAY NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 1999

01172470
IDENTIFICATION REFERENCE

95 APR 17 PM 1:16

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
			[illegible]	90000 00
			[illegible]	333 00
			[illegible]	1 00
			[illegible]	3 00
			[illegible]	342 00
			[illegible]	342 00

[illegible] 1389

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0172470 IDENTIF. & REFERENCE

96 MAR 17 PM 4:16

[illegible] DAVIDSON COUNTY, TN.

No. 1029639