BOOK 10052 PG 845

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (mn) Title No: 37755
Dav. Co. File: Box 8

95 MAY 17 AM 10:01

0182726

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andrew B. Walker 1508 Fatherland Street Nashville, Tennessee 37206	PHH Mortgage Services Corporation 6000 Atrium Way Mt. Laurel, NJ 08054

TAX MAP-PARCEL NUMBERS: 083-13-419

123.33

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Norm Eugene Ford and spouse, Barbara A. Boyer-Ford,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew B. Walker, married,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 119, Block "N" on the plan of Lindsley Home Place of record in Chancery Book 2, page 92, Register's Office for said County.

SAID Lot No. 119 fronts 50 feet on the southerly margin of Fatherland Street and extends back between parallel lines 156 feet to an alley.

BEING the same property conveyed to Norm Eugene Ford and wife, Barbara A. Boyer-Ford by deed from Cecilia Karrigan Hager, Married of record in Book 9139, page 440, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Norm Eugene Ford by Barbara A. Boyer-Ford as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 1508 Fatherland Street, Nashville, Tennessee 37206

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, Grantee's heirs or assigns, forever.

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of May, 1996.

Norm Eugene Ford
Norm Eugene Ford, By: Barbara A. Boyer-Ford, Atty-In-Fact

Barbara A Boyer Ford
Barbara A. Boyer-Ford

State of Tennessee
County of Davidson

On this 10th day of May, 1996, before me the undersigned authority, personally appeared **Barbara A. Boyer-Ford**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 110900.00

B. Walk
Affiant

Sworn and subscribed before me on the 10th day of May, 1996.

My Commission Expires CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

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 **Barbara A. Boyer-Ford**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Norm Eugene Ford**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 10th day of May, 1996.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Norm Eugene Ford and Barbara A. Boyer-Ford

TO: Andrew B. Walker

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Barbara A. Boyer-Ford, Affiant

Sworn to and subscribed before me this

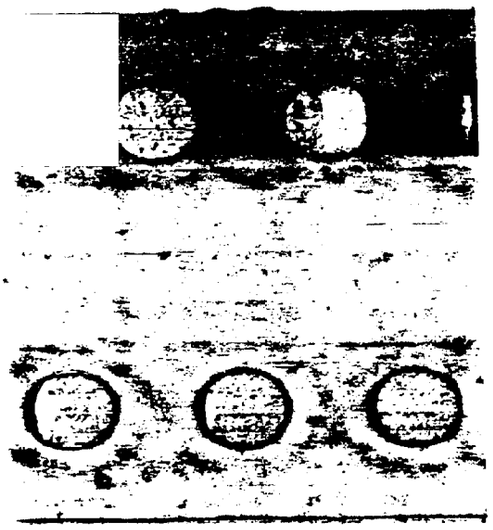
10th day of May, 1996.

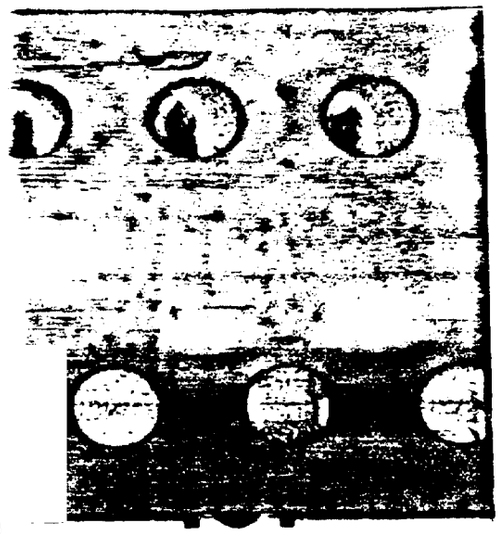
Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10052 PG 848

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

DAMT 110900.00
CON TX 410.33
PRFEE 1.00
MTGFEE 12.00
TOTAL 423.33
CHECK 423.33

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0182726
IDENTIF. ↑ REFERENCE

96 MAY 17 AM 10:02

DAVIDSON COUNTY, TN.

No. 1040647