58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Jennifer E. Goodwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: 11-30-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JENNIFER E. GOODWIN	NationsBanc Mortgage Corporation	MAP 63-16A
(NAME)	(NAME)	
785 Jaywood Drive	2059 Northlake Parkway	PARCEL 54 LOT 61
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Tucker, GA 30084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Tracy A. Ford and wife, Dianne M. Ford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JENNIFER E. GOODWIN, UNMARRIED

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. 61 on the plan of Chitwood Downs, a Planned Unit Development, of record in Plan Book 6900, page 405, and amended in Plan Book 6900, page 550-552 an das corrected by Certificate of Correction in Book 7462, page 445, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tracy A. Ford and wife, Dianne M. Ford by deed from Ken Lokey Homes, Inc., of record in Book 7783, page 382, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Declaration of covenants, conditions and restrictions of record in Book 7351, page 852 and Book 7451, page 739, said Register's Office.

Plan of record in Book 6900, page 405, as amended in Book 6900, pages 550-552 and corrected by Certificate of Correction in Book 7462, page 445, said Register's Office, shows an Owners Certificate, certain notes, easements and setback lines.

CONTINUED

unimproved ( )
This is improved (X) property, known as 785 Jaywood Drive, Old Hickory, Tennessee 37138
(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 our hand s this 27th day of June 19 96

Tracy A. Ford

Tracy A. Ford

Dianne M. Ford

Dianne M. Ford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tracy A. Ford and wife, Dianne M. Ford

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 Franklin, Tennessee, this 27th day of June, 19 96

Commission expires 11-30-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, perso ally 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

Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY IN FOR SAID COUNTY AND STATE, TRACY A. FORD WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED HE IS THE ATTORNEY-IN-FACT OF DIANNE M. FORD AND IS AUTHORIZED BY DIANNE M. FORD TO EXECUTE THIS INSTRUMENT ON HER BEHALF.

WITNESS MY HAND, AT FRANKLIN, TENNESSEE, THIS 27TH DAY OF JUNE, 1996.

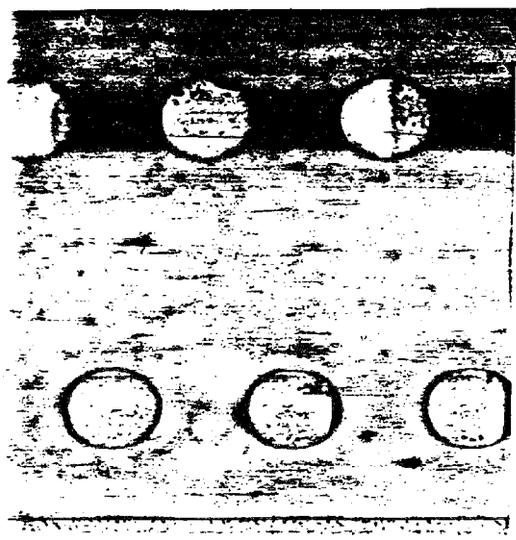
MY COMMISSION EXPIRES: 11-30-97

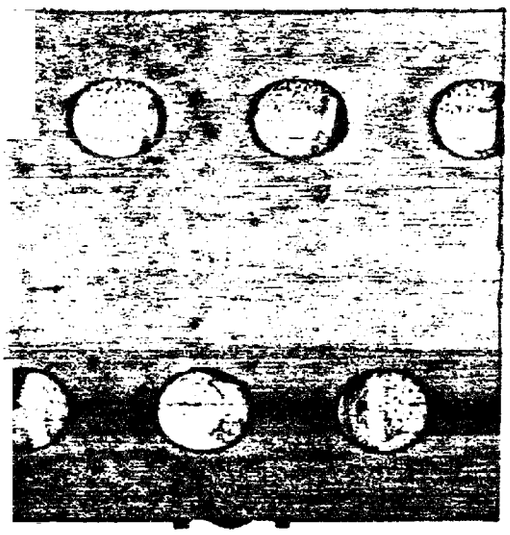
NOTARY PUBLIC

4473 07/12 0101 03CHECK 420.00

0202890
IDENTIFICATION REFERENCE

95 JUL 12 AM 9:29





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

RECEIVED OF _____

FOR _____

BOOK 10119 PG 132

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	110000.00
CON TX	407.00
PRFEE	1.00
WDEED	12.00
TOTAL	420.00
CHECK	420.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/12/95 01 09:31 0001 4478

0202890
IDENTIF. # REFERENCE

95 JUL 12 AM 9:29

No. 1062167