# WARRANTY DEED

BOOK 10142 PG 367

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Clay Ford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 19 96

Notary Public

MY COMMISSION EXPIRES: 9-25-98
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| CLAY FORD | SAME | MAP 18-12 |
| (NAME) 103 Judith Court | (NAME) | PARCEL 3.00 CO |
| (ADDRESS) Goodlettsville, TN 37072 | (ADDRESS) | |
| (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, CODY E. RICHARDSON, JR., D/B/A BRIARWOOD BUILDERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLAY FORD, 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:

SITUATED in Davidson County, Tennessee, and described as follows:

Being Lot No. 3 on the plan of Emerald Cove, the plat of which is recorded in Book 6900, pages 629-631, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description.

Being the same property conveyed to CODY E. RICHARDSON, JR., D/B/A BRIARWOOD BUILDERS by Deed of record in Book 7837, page 45, Register's Office for Davidson County, Tennessee.

021004S
IDENTIF. # REFERENCE

96 AUG -2 AM 8:16
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 103 JUDITH COURT, GOODLETTSVILLE, TN 37072
(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 my hand this 30th day of July, 19 96

CODY E. RICHARDSON, JR., D/B/A BRIARWOOD BUILDERS
By:

BOOK 10142 PG 368

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 CODY E. RICHARDSON, JR. d/b/a BRIARWOOD BUILDERS

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 GOODLETTSVILLE, Tennessee, this 30TH day of JULY 19 96.

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF XXXXXXXX

Before me, XXXXXXXXXXXXXXXX, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon XXX oath(s) acknowledged XXXXXXX to be the _____ and _____ respectively of the XXXXXXXXXXXXXXXXXXXX the within named bargainor, and corporation, and that XXX 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 _____.

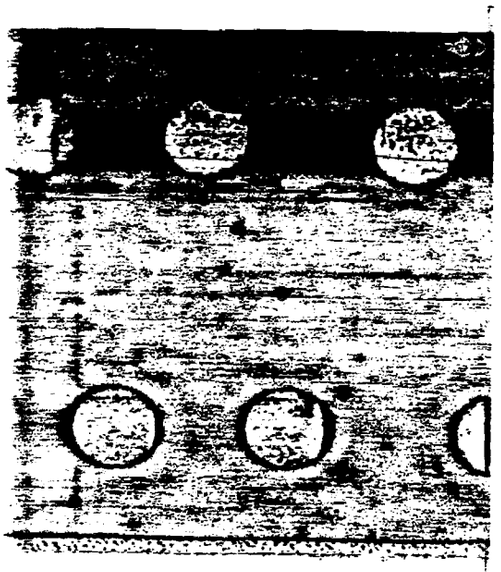
Witness my hand and official seal at office at XXXXXXXXXXXXXXXXXXXXXXXXXX on this the XXXXX day of XXXXX 19 XX.

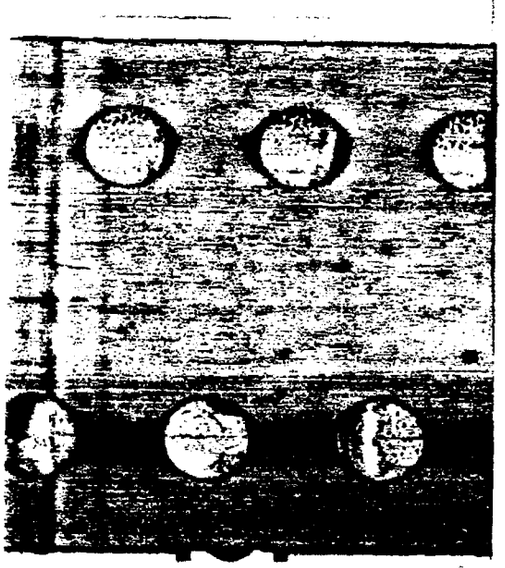
My commission expires _____

Notary Public

2186 08/02 0101 03CHECK

330.90





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

RECEIVED OF _____

FOR _____

BOOK 10142 PG 369

| | | |
|---|---|---|
| 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 87000.00 |
| | | | | CON TX 321.90 |
| | | | | PRFEE 1.00 |
| | | | | MDEED 8.00 |
| | | | | TOTAL 330.90 |
| | | | | CHECK 330.90 |
| | | | 08/02/96 01 | 08:17 0001 2186 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0210045 IDENTIF. ↑ REFERENCE

96 AUG -2 AM 8:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1069765