BOOK 10343 PG 952

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

X Christopher H. Fentress Jr.
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13 DAY OF February, 19 97

Dewey W. Pedigo
NOTARY PUBLIC

My Commission expires: 5-03-98

THIS INSTRUMENT PREPARED BY		
DEWEY W. PEDIGO, ATTORNEY, 3204 Freno Lane, Nashville, TN 37214		
NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
CHRISTOPHER H. FENTRESS, JR. et ux	same	72-15
(NAME)	(NAME)	
6141 Mt. Pisgah Rd.		Par. 263
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		15DA 38588
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 30,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

NINA RUPERT FORD , a single person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

CHRISTOPHER H. FENTRESS, JR. and wife, MARGARET L. FENTRESS

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

see Exhibit "A"

unimproved ( )
This is improved (X) property, known as 108 McKennell Drive, Nashville, TN 37206
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 13 day of February, 19 97.

Nina Rupert Ford

INDIVIDUAL ACKNOWLEDGMENTS:

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STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named NINA RUPERT FORD, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of February, 19 97.

My Commission expires: 3-23-98

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT "A"

BEING Part of Lots Nos. 18 and 19 on the map showing M. P. Estes' Subdivision of Lots Nos. 1,2,4 to 9 inclusive and part of Lots Nos. 10 to 13 inclusive on the map of Sharpe & Horn's 6th Addition, of record in Book 843, page 39, of the Registers Office for said County, and described according to a survey made by Z. J. Wilkinson, Surveyor, February 10, 1942, as follows:

BEGINNING at a point in the easterly line of Lot No. 17 of said subdivison 141.2 feet north of the north margin of McKennel Avenue; thence easterly and parallel with the north margin of McKennel Avenue 166 feet to an iron pin 150 feet west of the westerly margin of Riverside Drive; thence southeasterly and parallel with the westerly margin of Riverside Drive 150 feet more or less to the north margin of McKennel Avenue; thence westerly along said north margin of McKennel Avenue 85.25 feet to the easterly line of said Lot No. 17 of said subdivision; thence northerly 141.2 feet to the point of beginning.

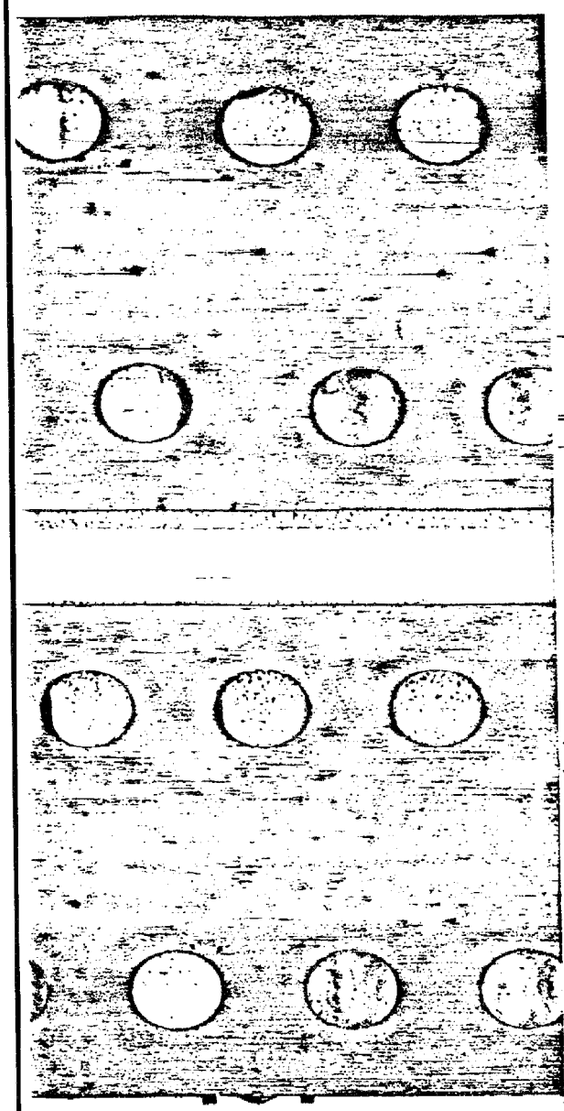
BEING the same property conveyed to R. V. Ford by deed from Moreau P. Estes, Jr. of record in Book 1261, page 79, Register's Office Davidson County, Tennessee. R. V. Ford and Robert Sylvester Ford was one and the same person, Robert Sylvester Ford died Testate, July 26, 1991. Robert Sylvester Ford's Will is of record in Will Book 176, page 61, Probate Clerk's Office, Davidson County, Tennessee and said property was devised to Nina Rupert Ford.

1. Metro Taxes for 1997 has been pro-rated between the parties and said taxes shall be paid by Grantee.

2. The above property is transferred and conveyed in "As Is Condition."

EXHIBIT "A"

0272875
IDENTIFICATION REFERENCE
97 FEB 13 PM 1:32
DAVIDSON COUNTY, TN
PICK-UP
6166 02/13 0101 03CHECK 124.00



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

RECEIVED OF _____

FOR _____

BOOK 10343 PG 955

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 30000.00
				CON TX 111.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 124.00
				CHECK 124.00
02/13/97	01			13:35 0001 6166

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0272875
IDENTIF. & REFERENCE

97 FEB 13 PM 1:32
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 1116634