THIS INSTRUMENT PREPARED BY:

BOOK 10415 PG 8

Jones & Shockley
1319 Fifth Avenue North
Nashville, TN 37208

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL NO:
D. Van Ford 221 Kennith Dr. Nashville, TN 37207	Same	Map 81 Parcel 6-374

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Four Thousand Three Hundred Fifty ~~Eight~~ Dollars ($4,358.00).

Affiant

Subscribed to and sworn before me this 11th day of April, 1997.

My Commission Expires:

Notary Public

WARRANTY DEED

THIS DEED, made this the 11th day of April, 1997, between Marguerite Hunter, unmarried and Gwendolyn Patrick, unmarried, and D. Van Ford, unmarried.

WITNESSETH: FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, to me in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gwendolyn Patrick and Marguerite Hunter**, the Grantors herein, their successors, heirs and assigns, have this day bargained and sold, and do hereby transfer and convey to **D. Van Ford**, the Grantee herein, her successors, heirs and assigns with covenant of general warranty of title, the following described real property:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of the Subdivision of the southerly part of Lot No. 16 of the Nichol Property, as of record in Plan Book 2, page 49, Chancery Court at Nashville.

Said Lot No. 35 fronts 50 feet on the northerly side of Seifried St. and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Marguerite Hunter, as to a life estate, and Gwendolyn Patrick as to the remainder by Quitclaim deed from Marguerite P. Hunter, of record in Book 7698, page 288, Register's Office for Davidson County, Tennessee.

Marguerite P. Hunter and Marguerite Hunter being one in the same person.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantees their (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors) heirs and assigns, against the lawful claims of all persons.

This conveyance is made subject to all covenants, conditions, restrictions and reservations contained in former deeds and other instruments of record applicable to said property insofar as same are presently binding thereon. The property is conveyed as is and subject to Metro Code Letter Book 9586, page 826 and Metro Notice of record Book 9627, page 53 Register's Office for Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 11th day of April, 1997.

Gwendolyn Patrick

Marguerite Hunter
By Gwendolyn Patrick
Attorney in Fact
Instrument of Record
Book 7698, page 286 RODC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

8794 04/14 0401 03CHECK 25.12

Before me, Susan Short Jones, of the state and county mentioned, personally appeared Gwendolyn Patrick with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Authorized Agent and Attorney-In-Fact of Marguerite P. Hunter, by, the within named bargainor, and that he/she as such Authorized Agent and Attorney-In-Fact, executed the foregoing instrument for the purpose therein contained by signing the name of Marguerite P. Hunter, as such Authorized Agent and Attorney-In-Fact.

WITNESS my hand and seal, at office in Nashville, Tennessee, on this the 11th day of April, 1997.

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan Short Jones, Gwendolyn Patrick, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, on this the 11th day of April, 1997.

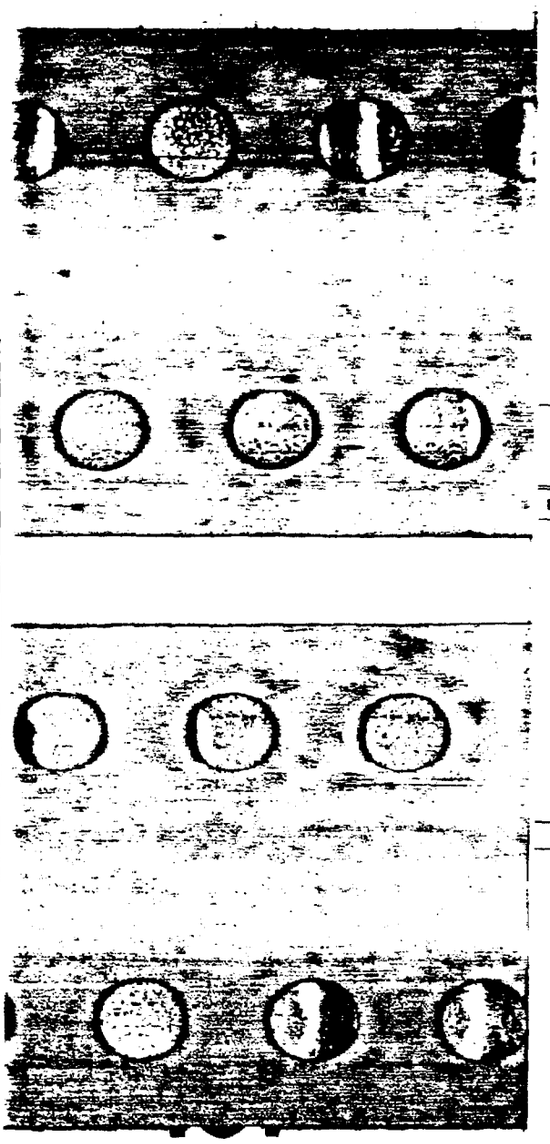
Notary Public

My Commission Expires:

RECEIVED
97 APR 14 AM 9:40
CATHELAX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

02938 13



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10415 PG 10

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	4358.00
MOR TX	16.12
ERR	CO
MOR TX	16.12-
CON TX	16.12
PRFEE	1.00
WDEED	8.00
TOTAL	25.12
CHECK	25.12

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/14/97 01 09:40 0001 8794

029381 3

IDENTIF. ↑ REFERENCE

97 APR 14 AM 9:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1138994