For and in consideration of the sum of $ 7,750.00 - - - - - - - - - - - - - - -
Seven Thousand Seven Hundred Fifty and No/100 - - - - - - - - - - - - DOLLARS
cash in hand paid by Nick Frank Varallo and wife, France P. Varallo, the receipt of which is hereby acknowledged, I

JAMES E. WARD, a widower [illegible]

have bargained and sold, and by these presents do transfer and convey unto the said
Nick Frank Varallo and wife, Frances P. Varallo
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Ten-nessee, described as follows to wit:

Land in Davidson County, Tennessee, Being Lot No. 40 on the Plan of West Meade Farms, Inc., Section 1, as of record in Book 1424, page 47, Register's Office for said County and described as follows:
Beginning at a point on the northerly margin of Vaughn's Gap Road, the common corner of Lots 39 and 40, thence with the margin of said Road, southeasterly 413.5 feet to a point at the beginning of a curve; thence along said curve, easterly and northeasterly 48.1 feet to a point on the westerly margin of Robin Hill Road; thence with the margin of said road, northerly 532.6 feet to the common corner of Lots 40 and 41; thence with the line between said lots, north 83° 20' west 281.1 feet to the common corner of Lots 39 and 40; thence with the line between said lots, south 24° 29' west 449.3 feet to the point of beginning, containing 4 acres.
Being the same property conveyed to James E. Ward and wife, Peggy Woodward Ward, by deed from West Meade Farms, Inc., of record in Book 2143, page 63, said Register's Office, said Peggy Woodward Ward having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nick Frank Varallo and wife, Frances P. Varallo their heirs and assigns, forever.

And I do covenant with the said Nick Frank Varallo and wife, Frances P. Varallo that I lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except 1955 taxes which have been prorated and are hereby assumed by the purchasers.

And I, James E. Ward do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Nick Frank Varallo, and wife, Frances P. Varallo their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 19th day of April, 1955.

James E. Ward

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named James E. Ward, a widower

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of April, 1955

O. G. JONES NOTARY PUBLIC

My commission expires July 6, 1955

O. G. Jones
O. G. Jones Notary Public

53984

WARRANTY DEED

FROM

James E. Ward, a widower

TO

Nick Frank Varallo and wife, Frances P.

GUARANTY MORTGAGE CO. OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day APR A. 1955
8:45 o'clock
Noted in Book 23 Page 755
Recorded in Book ___ Page ___
Fee $ 2.00
[illegible] WILSON, Register

CORPORATION
of Richmond, Virginia

7750

8.80