TENNESSEE TITLE

ADDRESS NEW OWNER(S) AS FOLLOWS:
Larry Edward Ward
(NAME)
332 Flora Avenue
(STREET ADDRESS OR ROUTE NUMBER)
Nashville, Tennessee
(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO:
Same as new owner
(NAME)
BOOK 4252 PAGE 767
(STREET ADDRESS)
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:
Map. 147-7
Par. 137
PW

For and in consideration of the sum of $10.00
TEN and no/100 DOLLARS

Cash in hand paid by the Grantees herein and other good and valuable considerations, the receipt of which is hereby acknowledged and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated Sept. 14, 1965, executed by Klondike Ward, et al, payable to Phelan Finance Corp of Nashville # 27, for the original amount of $1,800.00 and a Class B. Investment, payable $75.00 for 24 months, beginning on the 30th day of each month thereafter, interest not stated, and secured by a Deed of Trust of record in Book 3936, page 406, Register's Office for said Davidson County, Tennessee.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

We, KLONDIKE WARD AND WIFE, LOUISE WARD,
have bargained and sold, and by these presents do transfer and convey unto the said
LARRY EDWARD WARD
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, being the westerly one-half of Lot No. 22 on the unrecorded Plan of Chester Maxwell's Subdivision, and described as follows:
BEGINNING at a point in the southerly margin of Flora Avenue 700 feet more or less east of the easterly margin of Nolensville Pike, being the corner of Lots Nos. 21 and 22; thence with the line between said lots, southerly 107.8 feet to a point; thence south 80° 16' east 50.825 feet to a point; thence northerly 116.8 feet more or less to the south margin of Flora AVenue; thence with the margin of the same, westerly 50 feet to the point of beginning.
Include but exclude that part of the land hereinafter described conveyed to Davidson County for Flora Maxwell Road, of record in Book 3406, page 246, Register's Office.
Being the same property conveyed to Klondike Ward and wife, Louise Ward, by deed from Phillip Pratt and wife, as of record in Book 2642, page 569, said Register's Office.

This is improved (X) unimproved ( ) property, known as 332 (House Number) Flora Avenue (Street) Nashville, Tennessee (P. O. Address: City or Town) (Postal Zone)

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.

Whenever 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 20th day of June 19 68

Klondike Ward
KLONDIKE WARD

Louise Ward
LOUISE WARD

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named KLONDIKE WARD AND WIFE, LOUISE WARD, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of June, 19 68

Commission expires April 20, 1970 Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

Warranty Deed
G-20363 dmc

FROM
Klondike Ward, ET UX

TO
Larry Edward Ward

The actual consideration for this transfer or value of property (whichever is greater) is $ 4,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Larry Edward Ward

Sworn to and subscribed before me this 27th day of June, 1968
L. D. Richards
My commission expires April 20, 1970

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

FORM NO. 1004 - NESSEY

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A 0 5 9 4 5

IDENTIF. REFERENCE

JUL 22 3 54 PM '68

JUL22 CONV *4,500.00

JUL22 S'TAX A* 11.70

JUL22 PB'FEE A* .50

JUL22 W'DEED A* 3.00 * 15.20

Mail
Larry Ward
332 Hope Maxwell
Nashville Tenn