BOOK 4323 PAGE 784

Map 105-14
Par. 150

WARRANTY DEED

For and in consideration of the sum of Four Thousand Dollars ($4,000.00) in cash and other good and valuable consideration, receipt of all of which is hereby acknowledged, we, Elton H. Deal and wife, Martha Deal, have bargained and sold, and by these presents do transfer and convey unto Olivia Hayes Ward an undivided one-half interest in a certain tract or parcel of land in Davidson County hereafter described, and unto Odie H. Ward and his wife, Frances L. Ward, as tenants by the entirety, the other undivided one-half interest therein. The said tract of land is located at 2203 Lindell Avenue, Nashville, Davidson County, Tennessee, and is more particularly described as follows:

> Being the northerly five feet of Lot No. 27 and the southerly 40 feet of Lot No. 28 of block 18 on the plan of Yarbrough's Subdivision of Woodland, as of record in book 161, page 87, Register's Office of Davidson County.
>
> Said parts of lots Nos. 27 and 28 front together 45 feet on the westerly side of Lindell, formerly Wilson, Avenue, and run back between parallel lines 167½ feet to an alley.
>
> Being the same property conveyed to Elton H. Deal and wife, Martha Deal, by warranty deed from E. H. Cashion and wife, Alice Cashion as of record in book 1848, page 261, Register's Office of Davidson County.

To have and to hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Olivia Hayes Ward and to the said Odie H. Ward and wife, Frances L. Ward, and their heirs and assigns, forever.

And we do covenant with the said Olivia Hayes Ward, Odie H. Ward and Frances L. Ward that we are lawfully seized and

This instrument was prepared
by Philip M. Carden, Lawyer,
216 Third Avenue North
Nashville, Tennessee

possessed of said land in fee simple, that we have a good right to convey it, and the same is unencumbered except as hereinafter stated.

And we do further covenant and bind ourselves, our heirs, assigns and representatives to warrant and forever defend the title to the said land to the said Olivia Hayes Ward, Odie H. Ward, and Frances L. Ward and their heirs and assigns against the claims of all persons, whomsoever, except as hereinafter stated.

This conveyance, however, is subject to a first trust deed to James E. Malone, trustee, to secure payment of a note executed by the grantors herein to Lovell & Malone, Inc., in the original principal amount of Eight Thousand Two Hundred Fifty dollars ($8,250.00), as of record in Book 3793 page 289 and book 3823 page 836, Register's Office of Davidson County. Said note has since been transferred to the First Federal Savings and Loan Association and the principal amount now due to the said First Federal Savings and Loan Association is approximately $7,039.40, payable at the rate of $75.30 monthly, including principal, interest, taxes and insurance. The grantees, Odie H. Ward and Frances L. Ward, as part consideration of the present conveyance have agreed to assume the stipulated payments on said loan.

The interest herein transferred to the grantees is also subject to a lien in favor of Shirley B. Karr to secure payment of such sum, if any, as the said Shirley B. Karr may ultimately be held to be entitled to recover under his claim in a cause pending in the Third Circuit Court of Davidson County wherein the Nashville Housing Authority is plaintiff and the grantees herein and the said Shirley B. Karr are defendants,

being Case Number A-8603 on the docket of that Court, all as provided by order of the said Court of record in Minute Book 88A, page 264, of the Third Circuit Court of Davidson County; but the grantors herein assume no liability whatever with respect to such lien.

Witness our hands this 4th day of April, 1969.

Send deed to:
Olivia Jones Ward et al
2203 Lindell Ave
Nash. Tenn.
Send tax bills:
First Federal Sav & Ln.
Union Street
Nash. Tenn.

Elton Deal
Elton H. Deal

Martha Deal
Martha Deal

IDENTIF. REFERENCE
APR 7 2 59 PM '69
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

A 36436

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Alice Faye Sullivan, a notary public in and for the said County and State, the within named grantors, Elton H. Deal and wife, Martha Deal, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the pruposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of April, 1969.

Alice Faye Sullivan
Notary Public

My commission expires: 7/17/72

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $11,500.00. Affiant Phil J. M. Carden
Subscribed and sworn to before me this 7 day of April 1969

Deputy Register B. Bumble

ALICE FAYE SULLIVAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

CONV	11,500.00				
		A*	29.90		
		A*	.50		
W'DEED		A*	4.50	*	34.90