WARRANTY DEED

BOOK 4342 PAGE 332

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen W. Ward (NAME)	Same (NAME)	Map 130-8
4316 Estes wood Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 16
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M.O

FOR AND IN CONSIDERATION of the sum of Thirty Four Thousand and No/100----------

----------($34,000.00)---------- *Dollars,*

of which $15,977.22 has been paid in cash by Stephen W. Ward, the receipt of which is hereby acknowledged, and for the remainder, the said Stephen W. Ward, assumes and agrees to pay the balance of $18,022.78 an original indebtedness of $20,900.00 executed by G. William Davis and wife, of record in book 3559, page 421, Register's Office for Davidson County, Tennessee,

we, Victor M. Dandridge, Jr. and wife, Mae H. Dandridge

have this day bargained and sold, and do hereby transfer and convey unto the said

Stephen W. Ward, unmarried

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Esteswood Estates, as of record in Book 1835, page 101, Register's Office for said County.
Said Lot No. 4 fronts 125 feet on the easterly side of Esteswood Lane and extends back between parallel lines 275 feet to a dead line.
Being the same real property conveyed to Victor M. Dandridge, Jr. and wife, Mae H. Dandridge by deed from Joseph W. Wahl, and wife, Gladys Wahl of record in book 4149, page 403, Register's Office for said County.

This conveyance is made subject to Ten-foot easement for public utilities, 75-foot building setback line from Esteswood Lane and conditions of owners certificate of record in book 1835, page 101, Restrictive covenants of record in book 1850, page 17, Easement for sanitary sewer and or storm drainage granted Metro Government of Nashville & Davidson County of record in book 4278, page 189, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,000.00

Subscribed and sworn to before me, this the 13th day of June 1969

Affiant Stephen W. Ward

My commission expires: 10-18-69 (Affix Seal)

Notary Public L.R. Jones Jr

This is (unimproved) (improved) (X) property, known as 4316 Estes Road (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Stephen W. Ward, his

(successors), heirs and assigns forever. we *covenant that* we are *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* Stephen W. Ward, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 5TH *day of* JUNE, 19 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mae H. Dandridge

Victor M. Dandridge

This Instrument Was Prepared By
Phillip Saindon
Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tenn

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, FRANK L. SMITH, *a Notary Public in and for said County and State,* Victor M. Dandridge, Jr. and wife, Mae H. Dandridge

*the within named bargainor*s, *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* 5TH *day of* JUNE, *19* 69

Frank L. Smith *Notary Public*

Commission expires JULY 26, 1970

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

JUN 16 69 CONV 34,000.00
JUN 16 69 S'TAX A* 88.40
JUN 16 69 PR'FEE A* .50
JUN 16 69 W'DEED A* 3.00 * 91.90

WARRANTY DEED

FROM
Victor M. Dandridge et ux
TO
Stephen W. Ward

A 44483

IDENTIF. REFERENCE

JUN 16 1 13 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

204315