FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,876.72

Hallie Mae McBroom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June 1969

Don B. Tollett
Notary Public

MY COMMISSION EXPIRES: May 27, 1973
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr. (NAME) Atty. at Law 1720 Parkway Towers (ADDRESS) Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecil F. McBroom (NAME)	Bert C. Ferguson (NAME)	Map 61-11
909 Virginia Avenue (STREET ADDRESS OR ROUTE NUMBER)	4803 Gallatin Road (STREET ADDRESS)	Par 41
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	15D-4495

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William Ward and wife, Marie M. Ward

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cecil F. McBroom and wife, Hallie Mae McBroom

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the east 50 feet of Lot No. 38 on Map of Maplewood Manor, subdivision of record in Book 547, page 102, in the Register's Office of Davidson County, Tennessee.

Said part of said Lot No. 38 fronts 50 feet on the northerly side of Virginia Ave. and runs back between parallel lines 235 feet to a dead line.

Being the same property conveyed to William Ward and wife, Marie M. Ward by deed from James Ernest McCallister and wife, Billie Joan McCallister as of record in Book 4274, page 335, said Register's Office.

This conveyance is made subject to all applicable Metropolitan Government zoning and planning regulations.

It is agreed and understood that the above named grantees assume and agree to pay the remaining unpaid balance on an installment deed of record in Book 2697, page 53, which is being collected by the holder of the indebtedness in Book 3613, page 201, said Register's Office, whom has subordinated his interest to the first lien above shown, and have assumed an installment deed of record in Book 3613, page 201, said Register's Office. These payments are being collected by Bert Ferguson. The total unpaid balance on these indebtedness is $5,425.72. And in further consideration, the above named grantors have this day executed their one promissory note in the principal sum of $476.00 payable to the holder of the indebtedness of record in Book 3613, page 201, said Register's Office. Said note bearing interest at the rate of 6% per annum payable $1.00 per year including principal, and interest until the indebtedness of record in Book 3613, page 201, said Register's Office is paid in full at which time the within payments shall increase to $40.00 per month including principal and interest at the rate of 6% per annum until paid in full. The escrow account held by Bert Ferguson is to be transferred to grantee with out charge.

This is unimproved ( ) improved (X) property, known as 909 Virginia Ave. (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 17th day of June, 1969

William Ward

Marie M. Ward

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Don B. Tolbert, a Notary Public in and for said County and State, the within named William Ward and wife, Marie M. Ward

the 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 17th day of June, 1969

Commission expires May 22 1973

Don B. Tolbert
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
William Ward, etux

TO
Cecil F. McBroom, etux

A 45312

IDENTIF. REFERENCE

JUN 23 2 22 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN23 69	CONV	*6,876.72			
JUN23 69 S'TAX			8*	17.94	
JUN23 69 PR'FEE			8*	.50	
JUN23 69	W'DEED		8*	3.00	* 21.44