(This instrument was prepared by James A. Lesemann, Attorney at Law,
320 Gallatin Road, Madison, Tennessee.)

WARRANTY DEED

BOOK 4410 PAGE 213

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis Eugene Ward	(same)	MP 34-4
(NAME)	(NAME)	P- 25
367 CUMBERLAND HILLS DR. (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	
MADISON TENN 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) ---- *DOLLARS*

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, G. W. HIRE AND WIFE, LULA MAE HIRE, hereinafter called the grantors,

have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ CURTIS EUGENE WARD AND WIFE, SHIRLEY MAY WARD, herein 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 Lot No. 40 on the Plan of North Hill Estates, Section Four, as of record in Book 3842, page 229, Register's Office for said County.

Said Lot No. 40 fronts 148.33 feet on the southeasterly side of Cumberland Hills Drive, and extends back 336.9 feet on the northeasterly line and 339.2 feet on the southwesterly line, to a line in the rear on which it measures 106.5 feet.

Being part of the same property conveyed to G. W. Hire and wife, Lula Mae Hire, by deed from Thomas S. Burnette, Jr. and wife, of record in Book 4390, page 388, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4293, page 979; setback lines and easements of record in Book 3842, page 229; all in said Register's Office.

This is unimproved ( ) improved (X) property, known as 367 (House Number) Cumberland Hills Drive (Street), Madison (P. O. Address:), Tennessee (City or Town).

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.*, except as stated herein.

And we, the said grantors, *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.*

Witness our *hand* s *this* 1st *day of* ~~January~~ April, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

G. W. Hire
(G. W. Hire)

Lula Mae Hire
(Lula Mae Hire)

BOOK 4410 PAGE 214

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* G. W. Hire and wife, Lula Mae Hire,

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* 9th *day of* January APRIL, *19* 70

JAMES E. LEE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Commission expires 4-14-71 James E. Lee *Notary Public*

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $5500, Affiant C. E. Leland

Subscribed and sworn to before me this 13th day of April 1970

Deputy Register Andrew Boggs

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.....

STATE OF TENNESSEE
COUNTY OF _____

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $_____, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the ___ day of _____ 19__

_____
Notary Public

Commission Expires:

A 7 4 1 5 7

IDENTIF. REFERENCE

APR 13 12 51 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 13 70	CONV	*5,500.00	
APR 13 70	TAX		*14.30
APR 13 70	FEE		*.50
APR 13 70	DEED		*3.00
		*	17.80

Compliments of

Madison Title Company

A Division of

Southern Title Insurance Company

P. O. Box 10649

Knoxville, Tennessee

WARRANTY DEED

FROM

G. W. HIRE ET UX

TO

CURTIS EUGENE WARD ET UX