This deed prepared by:
Frank F. Drowota, III, Atty.
Nashville, Tenn.

WARRANTY DEED

BOOK 4427 PAGE 140

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Harry H. Ward (NAME)	Same (NAME)	MAP 130-11
4418 Wayland Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 102
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	F.H. mp.

FOR AND IN CONSIDERATION of the sum of NINE THOUSAND NINE HUNDRED TWENTY-FIVE & NO/100 ----------($9,925.00)---------- *Dollars,* cash in hand paid by Harry H. Ward and wife, Helen H. Ward, the receipt of which is hereby acknowledged; and the assumption by the Grantees of the unpaid balance of a note dated August 18, 1964, in the principal sum of $24,800.00, secured by a deed of trust to Albert Wm. Johnson, Trustee, of record in Book 3803, page 340, Register's Office for Davidson County, Tennessee, and assigned to United Benefit Life Insurance Company by instrument recorded in Book 3809, page 352, Register's Office for Davidson County, Tennessee,

We, Wilbur C. Sensing, Jr. and wife, Lucy T. Sensing

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

Harry H. Ward and wife, Helen H. Ward, their

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

Land in the 7th Civil District of said County and State, being Lot No. 1 on the Plan of Hycrest Acres, II, as of record in Book 2083, page 82, Register's Office for said County.

Said Lot No. 1 begins at a point on the northeasterly side of Wayland Drive, said point being the common front corner of Lots Nos. 1 and 2 on the above plan; thence north 39° 31' west 100 feet to a point; thence north 23° 47' east 300 feet to a point; thence south 72° 45' east 175.7 feet to a point, said point being the common rear line of Lots Nos. 1 and 2 on above plan; thence south 36° 56' west, along the common line of Lots Nos. 1 and 2, 374.74 feet to the point of beginning.

Being the same real property conveyed to Wilbur C. Sensing, Jr. and wife, Lucy T. Sensing, by deed from Molla W. Zeidberg, a widow, of record in Book 3803, page 336, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
Easement, setback line and conditions of owners certificate shown on plan of record in Book 2083, p. 82, R.O.D.C. Tenn., and Restrictive covenants contained in Deeds of record in Book 1449, page 115, and Book 1728, page 121, 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 $ 32,500.00

Subscribed and sworn to before me, this the 25 day of June, 19 70

Affiant Harry H. Ward

My commission expires: 10-24-73 (Affix Seal)

Notary Public Sandy M Moore

This is (unimproved / improved) property, known as 4418 Wayland Drive, Nashville, Tenn.
(House Number) (Street) 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 Harry H. Ward and wife, Helen H. Ward their *(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.* except as aforesaid and taxes for 1970

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Harry H. Ward and wife, Helen H. Ward their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* ~~INSTR~~ 23rd *day of* June, 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.*

Wilbur C. Sensing

Lucy T. Sensing

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Sandy M Moore Jr, *a Notary Public in and for said County and State,* Wilbur C. Sensing, Jr. and wife, Lucy T. Sensing

the within named bargainor s., with whom I am personally acquainted, and who acknowledged that we *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee
this 23 *day of* June, *19* 70.

Sandy M Moore Jr
Notary Public

Commission expires 10-24-73

SANDY M. MOORE JR. NOTARY PUBLIC DAVIDSON COUNTY

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 .....

Mail To Buyer
4418 Craighead Nashville

WARRANTY DEED

FROM

Wilbur C. Sensing, Jr. Et Ux

TO

Harry H. Ward, Et Ux

A 81869

IDENTIF. REFERENCE

JUN 26 9 17 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 26 70	CONV	32,500.00				
JUN 26 70	S'TAX		A*	84.50		
JUN 26 70	PR'FEE		A*	.50		
JUN 26 70	W'DEED		A*	3.00	*	88.00

Compliments of

Guaranty Title

Office of

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