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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,118.00

James H. Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 1970.

Notary Public

MY COMMISSION EXPIRES: 11-4-73

(AFFIX SEAL)

This Instrument Prepare By:
THOMAS, HALLIBURTON, BALLIN & FORT.
122 Parkway Towers, Nashville, Tennesse

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James H. Ward (NAME) | Commerce Union Bank (NAME) | Map. 75-7 |
| 636 Des Moines Drive (STREET ADDRESS OR ROUTE NUMBER) | Union at Fourth (STREET ADDRESS) | Par. 52 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | |

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, Joseph A. Bagley and wife, Marilyn E. Bagley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Ward and wife, Sammie Green Ward

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:

Being Lot No. 69 on the Plan of Tulip Grove, Section 2, of record in Book 3700, page 122, Register's Office for said County, as follows:

Being the same property conveyed to Joseph A. Bagley by deed from Della C. Wells of record in Book 4313, page 64.

Escrow account transferred to Purchaser with assumption of taxes and insurance.

As a part of the consideration of this conveyance, the grantees assume and agree to pay the balance of a loan to Commerce Union Bank in the approximate unpaid balance of $19,229.14, which loan is secured by Deed of Trust of record in Book 4234, page 803, register's office for Davidson County.

This is unimproved ( ) improved (X) property, known as 636 (House Number) Des Moines Drive, (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 28th day of August, 19 70

Joseph A. Bagley

Marilyn E. Bagley

Joseph A. Bagley

Marilyn E. Bagley

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph A. Bagley and wife, Marilyn E. Bagley

the bargainors, 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 28th day of August 19 70

Commission expires 11-4-73

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

A 89671

WARRANTY DEED

FROM
Joseph A. Bagley

TO
James H. Ward

IDENTIF. REFERENCE

SEP 11 12 06 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

This Instrument Prepared By:
THOMAS, HALLIBURTON, BALLIN & FOST
122 Parkway Towers, Nashville, Tenn.

| | | | | | | |
|---|---|---|---|---|---|---|
| SEP 11 70 | CONV | 23,118.00 | | | | |
| SEP 11 70 | S'TAX | | A* | 60.06 | | |
| SEP 11 70 | PR'FEE | | A* | .50 | | |
| SEP 11 70 | W'DEED | | A* | 3.00 | * | 63.56 |