BOOK 4514 PAGE 926

WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ward K. Cadwalader	Guaranty Mortgage Company	4D 24727
(NAME)	(NAME)	11-75-4
4555 Baton Rouge Drive	311 7th Ave. North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11-63-4
Hermitage, Tennessee	Nashville, Tennessee	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

This instrument was prepared by: Percy Wilkins, Jr., Attorney, 112 Stahlman Bldg., Nashville, Tenn., from information furnished by the parties

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) *Dollars,* and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned,

FISCHER & SHORT CONSTRUCTION COMPANY, INC., a Tennessee corporation

has bargained and sold, and does hereby transfer and convey unto the said WARD K. CADWALADER AND WIFE, MABEL F. CADWALADER their *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:,*

LAND in Davidson County, Tennessee, being Lot No. 296 on the Plan of Tulip Grove, Section 5, as of record in Book 4175, page 71, Register's Office for said County, to which plan reference is hereby made for a more perfect description.

BEING the same property conveyed to Fischer & Short Construction Company, Inc. by deed from Joseph F. Rodgers and wife, Audrey A. Rodgers of record in Book 4476, page 299, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Guaranty Mortgage Company of record in the Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,319.49

Subscribed and sworn to before me, this the 24th day of June 19 71

Affiant Ward K. Cadwalader

My commission expires: 12-12-72 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 4555 Baton Rouge Drive, Hermitage, Tennessee (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 Grantees their *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 24th *day of* June, 1971, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FISCHER & SHORT CONSTRUCTION COMPANY, INC.

By: Robert D. Short, Jr., Pres.
ROBERT D. SHORT, JR., Pres.

PSLBE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ROBERT D. SHORT, JR., with whom I am personally acquainted and who, upon oath, acknowledged him self to be President of the Fischer & Short Construction Company, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Nashville, This 24th day of June, 19 71.

Mary F. Montgomery Notary Public

My Commission expires Feb. 1, 1975

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

FISCHER & SHORT CONSTRUCTION COMPANY, INC.

TO

WARD K. CADWALADER ET UX

JUN28 71 CONV 34,319.49
JUN28 71 S TAX A* 89.18
JUN28 71 PR FEE A* .50
JUN28 71 W DEED A* 3.00 * 92.68

B 20634

IDENTIF. REFERENCE

JUN 28 9 21 AM '71

FELIX A. POSTON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

FRED ... JR.
ATTORNEY AT LAW
112 ... BOARD Box 8
NASHVILLE, TENNESSEE 37201