This deed prepared by:
Wm. F. Carpenter, Attorney
Nashville, Tennessee

WARRANTY DEED

BOOK 4537 PAGE 990

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
James M. Ward	Same	Map 159
(NAME)	(NAME)	
Old Hickory Boulevard		Par. 97
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pat

FOR AND IN CONSIDERATION of the sum of TEN & NO/100 ---------- *Dollars,*

cash in hand paid by James M. Ward and wife, Mary Jane Bolling Ward, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

We, J. T. Ward and wife, Mary Muncie Ward,

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

James M. Ward and wife, Mary Jane Bolling Ward,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows: Land in the 7th, formerly the 11th Civil District of said County, described according to a survey made by Lewis D. Justice, Surveyor, December 13, 1945, as follows:

Beginning at a stake in the center of Old Hickory Boulevard, Frank Gardner's southeast corner; running thence with his easterly line north 3°25' east 1367 feet to a post, T. J. Mayche's southwest corner; thence with his line, south 84° 10' east 458 feet to a post; thence north 65° east 216 feet to a post; thence north 29° 10' west 16.5 feet to a post; thence north 56° 10' east 205 feet to a post in Mayche's south line; thence south 3° 25' west 1535 feet to a stake in the center of Old Hickory Boulevard; thence with same, north 89° 15' west 793 feet to the beginning, containing 25 acres, more or less.

Being the same property conveyed to J. T. Ward an d wife, Mary Muncie Ward, by deed from H. K. Morton, et ux, of record in Book 2086, page 371, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easement for right-of-way of Old Hickory Blvd., lying within boundaries of premises as herein described; easement for wagon road and right-of-way of record in Book 433, p. 326, and in deed of record in Book 1307, page 301, and graveyard with right of ingress and egress set out in Book 482, page 675, 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 $ 75,000.00

Subscribed and sworn to before me, this the 7th day of September 19 71

Affiant J. T. Ward & Mary Muncie Ward

My commission expires: 8-11-1973 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as ..... (House Number) ..... (Street) Brentwood, Tennessee 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

James M. Ward and wife, Mary Jane Bolling 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.*

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

Witness our *hand* s *this* 7th *day of* September, 1971., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. T. Ward

Mary Muncie Ward

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Loren Outlaw, *a Notary Public in and for said County and State,* J. T. Ward and wife, Mary Muncie Ward

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* 7th *day of* September, *19* 71

Lorene Outlaw *Notary Public*

Commission expires 8-11-1973

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 .....

SEP 20 71	CONV	75,000.00			
SEP 20 71	S'TAX		A*	195.00	
SEP 20 71	PR'FEE		A*	.50	
SEP 20 71	W'DEED		A*	4.00	* 199.50

WARRANTY DEED

FROM
J. T. Ward, et ux

TO
James M. Ward, et ux

B 3 1 0 7 1

IDENTIF. REFERENCE

SEP 20 11 22 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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