BOOK 1633 PAGE 920

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon

WARRANTY DEED Stahlman Building: Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claretta Cole Dunn	Fidelity Federal Savings & Loan Assn.	96-11
(NAME)	(NAME)	P/090
618 Philwood Drive	4th & Union	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	pw
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten Dollars and No/100---------- ----------($10.00)---------- *DOLLARS*

cash in hand paid by Claretta Cole Dunn, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Claretta Cole Dunn, have assumed and agree to pay the unpaid balance of an original indebtedness of $10,750.00 secured by Vendor's Lien of record in book 2699, page 65, Register's Office for Davidson County, Tennessee.

SEP-1 72	CONV	16,500.00			
SEP-1 72	S'TAX		A*	42.90	
SEP-1 72	PR'FEE		A*	.50	
SEP-1 72	W'DEED		A*	6.00	* 49.40

Carroll Lynn Ward and wife, Betty Elmore Ward

have bargained and sold, and by these presents do transfer and convey unto the said Claretta Cole Dunn, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 802 on the Plan of Cloverhill Section 10, as of record in book 2331, page 57, Register's Office for said County and a tract of land marked "Reserved" in Section 8, Cloverhill Subdivision as of record in book 2331, pages 10 and 11, said Register's Office and adjoining the northerly boundary of said Lot No. 802 described together as follows: Said Lot No. 802 and said "Reserved" tract adjoin and front together 205.8 feet on the westerly side of Philwood Drive, and extend back 228.6 feet on the northerly line and 183.0 feet on the southerly line, to a line in the rear on which they measure 264.6 feet.
Included in the above description, but expressly excluded therefrom, is that part of said lot No. 802 described according to a survey by Don Shankling Engineering as follows:
Beginning at a point on the westerly margin of Philwood Drive, said point being the northeasterly corner of lot 803; thence in a westerly direction south 84° 55' west 183 feet to a point; thence in a northerly direction 20 feet to a point, being the southwesterly corner of lot 802; thence along the southerly margin of lot 802 south 88° 49' east 183.32 feet to the point of beginning, and containing .041 acres, more or less.
Being part of the property conveyed to Carroll Lynn Ward and wife, Betty Elmore Ward, by deed from Samuel L. Guy and wife, Ruth J. Guy of record in book 3368, page 549, Register's Office for Davidson County, Tennessee.

MARY ENGLE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $16,500.00

Subscribed and sworn to before me, this the 31st day of August 1972

Claretta Cole Dunn
Affiant

My commission expires: 4/25/76 (Affix Seal)

Mary Engle
Notary Public

This is unimproved ( ) improved (X) property, known as 618 Philwood Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (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 Claretta Cole Dunn, her *heirs and assigns, forever.*

And We *do covenant with the said* Claretta Cole Dunn *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 by vendor's lien as above 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* Claretta Cole Dunn, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 31st *day of* August, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gene L Ward

Betty Elmore Ward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Enoey, a Notary Public in and for said County and State, the within named Carroll Lynn Ward and wife, Betty Elmore Ward

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 31st day of August, 19 72.

Mary Enoey, Notary Public.

Commission Expires 4/25/76

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

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

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., Notary Public.

Commission Expires .....

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 .....

B7422 T SEP 12 1972 REFERENCE IDENTIF. FEE $ CHILDRESS & TELLA ATTYS. DAVIDSON COUNTY, TENN.