BOOK 4725 PAGE 194 FORM NO. WD-1

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,500.00

Kenneth W. Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 1973.

Jack M. Sloan
Notary Public

MY COMMISSION EXPIRES: May 22, 1974
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth W. Ward et ux (NAME)	Fidelity Federal (NAME)	
Brenda E. Ward		
7132 Douglas Rd. (STREET ADDRESS OR ROUTE NUMBER)	401 Union St. (STREET ADDRESS)	14
Joelton, Tennessee 37080 (CITY) (STATE) (P. O. ZIP)	Nashville Tennessee 37219 (CITY) (STATE) (ZIP)	96

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, Thomas H. Miller, Jr. and wife Jane A. Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth W. Ward and wife Brenda E. 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:

Land in the 14th Civil District of said County, described according to an unrecorded survey made by Hickerson and Hickerson, Engineers, dated July 9, 1964, revised October 20, 1964 and revised May 31, 1965, as follows:

Beginning at a point 735.0 feet on the easterly margin of Douglas Road from the northeast corner of Clarksville Highway and Douglas Road; thence south 79 deg. east a distance of 767.0 feet to a point; thence north 6 deg. east a distance of 230.0 feet to a point; thence north 80 deg. 30' west, a distance of 750.0 feet to a point in the easterly margin of Douglas Road; thence along the easterly margin of Douglas Road in a southerly direction, a distance of 215.0 feet to the point of beginning, and containing 3.8 acres, more or less.

Being the same property conveyed to Thomas H. Miller, Jr. and wife, Jane A. Miller, by deed from Leonard Melton et al, of record in Book 3964, page 9, R.O.D.C., Tennessee.

This conveyance is made subject to restrictions of record in Davidson County, Tennessee, if applicable.

unimproved ( )
This is improved (X) property, known as 712 Douglas Road, Joelton, Tennessee 37080
(House Number) (Street) (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 2nd day of July, 19 73

Thomas H. Miller Jr. Jane A. Miller

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jack N. Sloan Jr., a Notary Public in and for said County and State, the within named Thomas H. Miller and wife Jane A. Miller

the 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 2nd day of July 1973

Commission expires May 22, 1974

Jack N Sloan
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

065195-1

WARRANTY DEED

FROM
THOMAS H. MILLER, JR. ET UX

TO
KENNETH W. WARD ET UX

C I 4075

IDENTIF. REFERENCE

JUL 5 11 00 AM '73

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-5	CONV	24,500.00			
JUL-5	S'TAX		A*	63.70	
JUL-5	PR'FEE		A*	.50	
JUL-5	W'DEED		A*	4.00	* 68.20