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WARRANTY DEED

(CORPORATE FORM)

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201
Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clyde T. Arden, Jr. (NAME)	Clyde T. Arden Jr. (NAME)	136-10
2779 Smith Springs Road (STREET ADDRESS OR ROUTE NUMBER)	2779 Smith Springs Road (STREET ADDRESS)	
Nashville, Tennessee 3721 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)---------- Dollars,

cash in hand paid by Clyde T. Arden, Jr., and wife, Shirley L. Arden, and other good and valuable consideration, the receipt of which is hereby acknowledged,

FILED

K & W, INC. has bargained and sold, and does hereby transfer and convey unto the said

CLYDE T. ARDEN, JR. AND WIFE, SHIRLEY L. ARDEN, their ~~XXXXX~~ (successors), heirs and assigns,

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

Land in the 31st Councilmanic District of Davidson County, Tennessee, being Lot No. 2, on the Plan of Castlegate, Section 1, as of record in Book 4460, page 115, Register's Office for said County, to which reference is here made.

Being part of the property conveyed to K & W, Inc. by deed from J. Melvin Jones and wife, Hazel Jones, of record in Book 4647, page 244; by deed from Matt Paul Hilger et ux, Louise Hilger, of record in Book 4633, page 240; and by deed from Otis W. Charlton et ux, Louise R. Charlton, of record in Book 4633, page 236, said Register's Office.

This conveyance is made subject to Restrictions of record in Book 4649, page 295; and easements, setback lines, conditions of owners certificate, etc., as shown on plan of record in Book 4460, page 115, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,750

Subscribed and sworn to before me, this the 5th day of November 1973

Affiant: Clyde T. Arden Jr.

My commission expires: April 25, 1974 (Affix Seal)

Notary Public: L.D. Richards

unimproved ( )
This is improved (X) property, known as ..... (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

Clyde T. Arden, Jr., and wife, Shirley L. Arden, their

~~XXXXXXX~~ 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

Clyde T. Arden, Jr., and wife, Shirley L. Arden, their

~~XXXXXXX~~ heirs and assigns, against the lawful claims of all persons.

Witness my hand this 5th day of November, 1973 the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

K & W, INC.

By: W. Ray Williams

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Lunsford M. Hollins Jr, a Notary Public of the State and County aforesaid, personally appeared H. KAY WILLIAMS with whom I am personally acquainted, and who, upon oath, acknowledged HIM self to be SECRETARY & TREASURER of the K & W, Inc. the within named bargainor, a corporation, and that he as such SECRETARY AND TREASURER 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 SECRETARY AND TREASURER.

Witness my hand and seal, at office in Nashville, Tennessee this 1st day of November, 1973.

Lunsford M. Hollins Jr Notary Public

Commission expires Feb 23, 1976

WARRANTY DEED

FROM

K & W, Inc.

TO

Clyde T. Arden, Jr., et ux.

NOV-6	CONV	39,750.00				
NOV-6	S'TAX		A*	103.22		
NOV-6	PR'FEE		A*	.50		
NOV-6	W'DEED		A*	4.00	*	107.72

C 30757

IDENTIF. REFERENCE

Nov 6 10 48 AM '73

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

FILE TENNESSEE TITLE CO.
133959