THIS INSTRUMENT WAS PREPARED BY: DAVID RUTHERFORD, ATTORNEY
NASHVILLE, TENNESSEE

BOOK 4796 PAGE 505

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James W. Pickle	same	
(NAME)	(NAME)	117-4
500 Union Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	29
Nashville, Tenn. 37219		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

This instrument prepared by: James W. Pickle

FOR AND IN CONSIDERATION of the sum of ($10.00)

Ten and No/100---------- *Dollars,*

Cash in hand and other good and valuable consideration paid to us by the purchasers, the receipt of which is hereby acknowledged,

We, Franklin Spencer Ward and wife, Celia Ward,

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

James W. Pickle and wife, Charlotte C. Pickle, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the east 69 feet of Lot No. 91 on the Map of Belmont Land Company's plan of Lots, called Belmont Heights, of record in Book 421, page 34, Register's Office for said County. Said part of said Lot No. 91 fronts 69 feet on the south side of Beechwood Avenue and runs back between parallel lines 188 feet to an alley. Being the same property conveyed to Mrs. Mary E. Outlaw for and during my natural life with the remainder at my death to go to my son, Franklin Spencer Ward, by deed from J. T. Murphree and wife, Winfred Murphree, and Mrs. Mattie R. Murphree, as of record in Book 3252, page 519, Register's Office for said County, the said Mary E. Outlaw having since died.

This conveyance is made subject to Restrictive Covenants as of record in Book 294, page 225, 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 $4,000.00

Subscribed and sworn to before me, this the 14th day of March, 1974

Affiant James W. Pickle

My commission expires April 29, 1975 (Affix Seal)

Notary Public Hugh J. Bradley

This is improved unimproved property, known as 1509 (House Number) Beechwood Avenue (Street), Nashville P. O. Address, Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

James W. Pickle and wife, Charlotte C. Pickle, 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,* except for the 1973 state and county taxes which have been pro=rated and are assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James W. Pickle and wife, Charlotte C. Pickle, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 19th day of December 1973.

Franklin Spencer Ward

Cecelia Ward

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Paul L. Brown, a Notary Public in and for said County and State, Franklin Spencer Ward & Celia 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 19th day of DEC., 19 73.

Paul L. Brown Notary Public

My Commission expires Nov. 3rd, 1976

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.....

MAR 15 CONV *4,000.00
MAR 15 S'TAX A* 10.40
MAR 15 PR'FEE A* .50
MAR 15 W'DEED A* 4.00 * 14.90

WARRANTY DEED

FROM
Franklin Spencer Ward, et ux

TO
James W. Pickle, et ux

Mail to: Security Federal
2700 Franklin Road
Nashville, Tenn.

C 45733

IDENTIF. REFERENCE

MAR 15 10 48 AM '74

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

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238