THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
ATTORNEY, NASHVILLE, TENN.

BOOK 1822 PAGE 793

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP AND PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
144-10-11	Mr/Mrs James C. Ward	Third National Bank Mortgage Loan Department Nashville, Tennessee
FIELD BOOK NUMBER(S) FH 4030	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 4382 Chickering Lane	LOAN OR ACCOUNT NO. PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which ishereby acknowledged,

THOMAS W. COMER and wife, LIBBY O. COMER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES C. WARD and wife, FRANCES PHILLIPS WARD

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2 on the Plan of Resubdivision of Lots 1 through 9 on the Plan of Chickering Estates, Section I, as of record in Book 2663, page 86 and 87, Register's Office, said Plan of Resubdivision being of record in Book 2900, page 108, and more particularly described as follows:

BEGINNING at a point in the easterly margin of Chickering Lane, being the common corner ofLots 2 and 3 on said Chickering Lane; thence south-easterly with the dividing line between said Lots 2 and 3, 438.5 feet to a point; thence north 4 degrees 54 minutes east 320.5 feet to a concrete monument in the southerly boundary of Chickering Lane; thence following the southerly boundary of Chickering Lane, northwesterly 330.8 feet to a concrete monument; thence continuing with the southerly boundary of Chickering Lane, westerly 15.3 feet to another concrete monument; thence continuing with the boundary of Chickering Lane around a curve in a south-westerly direction 36.4 feet to a concrete monument; thence continuing with the easterly boundary of Chickering Lane in a southerly direction 214.0 feet to a concrete monument; thence continuing with the easterly boundary of Chickering Lane, 8.0 feet to the point of beginning.

Being the same property conveyed to Thomas W. Comer and wife, Libby O. Comer, by deed from Bradon Enterprises, Inc., a Tennessee Corporation, as of record in Book 3825, page 723.

This conveyance is made subject to restrictions in Book 2810, page 5, amended in Book 3096, page 210.

James C. Ward and James C. Ward, Jr. is one and the same person.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except for 1974 taxes which have been prorated and assumed by Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 4th day of June, 1974.

Libby O. Comer

Thomas W. Comer

BOOK 4822 PAGE 794

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas W. Comer the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 4th day of June, 1974.

My commission expires: 7/27/77

Notary Public

DAVID B. HERBERT NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary Ann Selley, a Notary Public in and for the State and County aforesaid, personally appeared the within named Libby O. Comer the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 4th day of June, 1974.

My commission expires: 7/23/74

Mary Ann Selley
Notary Public

MARY ANN SELLEY NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June, 1974

MY COMMISSION EXPIRES: 7/27/77 (AFFIX SEAL)

Notary Public

DAVID B. HERBERT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

C 57725

WARRANTY DEED

FROM
THOMAS W. COMER AND WIFE

TO
JAMES C. WARD AND WIFE

IDENTIF. REFERENCE

JUN 7 9 02 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

JUN-7-7	CONV	00,000.00	
JUN-7-7	CONV	0,000.00	
JUN-7-7	S'TAX	A*	338.00
JUN-7-7	PR'FEE	A*	.50
JUN-7-7	W'DEED	A*	4.00 * 342.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public