This instrument prepared by:
William L. Brooks, Attorney
1200 American Trust Building
Nashville, Tennessee 37201

Return to:
THIRD NATIONAL BANK

BOOK 1828 PAGE 206

WARRANTY DEED

Address New Owners as follows:	Send Tax Bills To:	Map-Parcel Nos.
Robert B. Barnett et ux 4309 Esteswood Drive Nashville, Tennessee 37205	Third National Bank Mortgage Loan Department Nashville, Tennessee 37244	130 - 8 11

FOR AND IN CONSIDERATION of the sum of Sixty-Seven Thousand Five Hundred Dollars ($67,500.00) cash in hand paid, the receipt of which is hereby acknowledged, we, JAMES C. WARD, JR., and wife, FRANCES P. WARD, have this day bargained and sold and do hereby transfer and convey unto ROBERT B. BARNETT and wife, DIANE B. BARNETT, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Map of Esteswood Estates, of record in Book 1835, page 101, Register's Office for Davidson County, Tennessee

Said Lot No. 16 fronts 150 feet on the westerly margin of Esteswood Lane and runs back between lines 252.8 feet on the northerly line and 252.6 feet on the southerly line to a dead line, measuring 150 feet thereon.

Being the same property conveyed to James C. Ward, Jr., by deed from Neal T. Simonson and wife, of record in Book 4612, page 144, Register's Office for said County.

This is improved property, known as 4309 Esteswood Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Robert B. Barnett and wife, Diane B. Barnett, their 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 easement and restrictions of record; deed of trust of record in Book 3854, page 164, RODC, which is being paid off by Grantees, and 1974 taxes which are being prorated and assumed by Grantees.

JUN25 74	CONV	67,600.00			
JUN25 74	S'TAX		A* 175.50		
JUN25 74	PR'FEE		A* .50		
JUN25 74	W'DEED		A* 4.00	*	180.00

We further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said real estate to said Robert B. Barnett and wife, Diane B. Barnett, their heirs and assigns, against the lawful claims of all persons.

C60284

T IDENTIF. REFERENCE

JUN 25 8 52 AM '74

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.

WITNESS our hands this 23RD day of June, 1974.

James C. Ward, Jr.
JAMES C. WARD, JR.

Frances P. Ward
FRANCES P. WARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, FRANK L. SMITH, JR., a Notary Public in and for said County and State, James C. Ward, Jr., and wife, Frances P. Ward, the within named 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 23RD day of June, 1974.

FRANK L. SMITH, JR. NOTARY PUBLIC DAVIDSON COUNTY

Frank L. Smith Jr.
Notary Public

My commission expires: 7/31/74

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $67,500.00.

Robert B Barnett
Affiant

Subscribed and sworn to before me this 24th of June, 1974.

NOTARY PUBLIC

Notary Public

My commission expires: 4-23-78