This instrument was prepared by B. J. Boyd, Atty., Ashland City, Tenn.

# WARRANTY DEED

BOOK 4927 PAGE 952

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mr. & Mrs. James Thomas Ward | | |
| 5336 Ridge Road (NAME) | (NAME) Same | M.28 |
| ~~Box~~ Route ~~1~~, | | P/O 34 pw |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Joelton, Tenn. 37080 | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* FIVE THOUSAND AND NO/100 ($5,000.00) *Dollars,*

cash paid by James Thomas Ward and wife, Patty Ann Ward, the receipt of which is hereby acknowledged, we, Reuben Biggs and wife, Omie Biggs,

*have this day bargained and sold, and do hereby transfer and convey unto the said* James Thomas Ward and wife, Patty Ann Ward, and their

14th. District of Davidson ~~(RECITE)~~, *heirs and assigns, certain real estate in* ~~Davidson~~ *County, Tennessee, as follows:*

Beginning at the N. E. corner of the S. H. David land and the S. W. corner of the land herein conveyed; running thence N. 210 feet to an iron stake; thence southeast 2780 feet to an iron stake; thence S. 210 feet to Short's line on south side of a big branch at the mouth of a small branch; thence running southwest with Short's line to the beginning, containing 12 acres, more or less.

And being the same land acquired by Reuben Biggs and wife, Omie Biggs by deeds from O. F. Durham, a widower, of record in Book _____, Page____, and Book 2541, Page 591, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this tranefer is $ 5,000.00

Subscribed and sworn to before me, this the 30th day of June 19 75

James T. Ward
Affiant

My commission expires ~~(Affix Seal)~~

D. H. Reed
Notary Public

unimproved ( )
This is improved ( ) 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* James Thomas Ward and wife, Patty Ann Ward, and 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.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James Thomas Ward and wife, Patty Ann Ward, and their ~~(successors)~~, *heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* S *this* 26th. *day of* June, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Reuben Biggs

Ommie Biggs

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ CHEATHAM }

*Personally appeared before me,* Rebecca Stewart, *a Notary Public in and for said County and State,* Reuben Biggs and wife, Omie Biggs,

*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* Ashland City, *Tennessee, this* 26th *day of* June, *19* 75.

B. J. Boyd *Notary Public*

CHEATHAM COUNTY, TN NOTARY PUBLIC J. BOYD

*Commission expires* Jan. 21, 1979.

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* .....

| | | | | | | |
|---|---|---|---|---|---|---|
| JUN30 75 | CONV | *5,000.00 | | | | |
| JUN30 75 | S'TAX | | A* | 13.00 | | |
| JUN30 75 | PR'FEE | | A* | .50 | | |
| JUN30 75 | W'DEED | | A* | 4.00 | * | 17.50 |

**WARRANTY DEED**

FROM
REUBEN BIGGS AND WIFE,
~~TO~~
OMIE BIGGS

TO
JAMES THOMAS WARD AND WIFE,
PATTY ANN WARD

D 0 4 9 7 8

IDENTIF. REFERENCE

JUN 30 3 37 PM '75

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

Compliments of

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