BOOK 4938 PAGE 609

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| JAMES N. McADAMS, ET UX | SAME | 83-7 |
| (NAME) | (NAME) | |
| 2400 Dalebrook Court | | 229 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

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

cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable considerations,

WE, ALBERT WENDELL WARD and wife, CYNTHIA M. WARD, hereinafter called the GRANTORS,

*have this day bargained and sold, and do hereby transfer and convey unto the said* JAMES N. McADAMS and wife, ANNA M. McADAMS, hereinafter called the GRANTEES,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 233 on the Plan of Section VI., Eastland Acres, of record in Book 2330, page 129, Register's Office for said County.

Said Lot No. 233 fronts 80 feet on the southerly side of Dalebrook Court and runs back 208.3 feet on the westerly line, which is a broken line, and 180.2 feet on the easterly line to a dead line in the rear, measuring 90 feet thereon.

Being the same property conveyed to Albert Wendell Ward and wife, Cynthia M. Ward, by deed from James N. McAdams and wife, Anna M. McAdams, of record in Book 4906, page 882, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants, easements and setback lines of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,000.00

Subscribed and sworn to before me, this the 5th day of August 19 75

Affiant Albert Wendell Ward

My commission expires: February 11, 1976 (Affix Seal)

Notary Public Cindy Lee Sloan

This is (unimproved ( ) improved (X)) property, known as 2400 Dalebrook Court, Nashville
(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* GRANTEES,

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, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES,

their

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

*Witness* our hand s *this* 5th *day of* August, 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.*

X Albert Wendell Ward

X Cynthia M. Ward

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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*Personally appeared before me,* the undersigned *a Notary Public in and for said County and State,* ALBERT WENDELL WARD and wife, CYNTHIA M. 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* Madison, *Tennessee.*
*this* 5th *day of* August, *19* 75.

Cindy Lee Sloan, *Notary Public*

*Commission expires* February 11, 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* .....

| | | | | | | |
|---|---|---|---|---|---|---|
| AUG-5 75 | CONV | 22,000.00 | | | | |
| AUG-5 75 | S'TAX | | A* | 57.20 | | |
| AUG-5 75 | PR'FEE | | A* | .50 | | |
| AUG-5 75 | W'DEED | | A* | 4.00 | * | 61.70 |

**WARRANTY DEED**

FROM

ALBERT WENDELL WARD, ET UX

TO

JAMES N. McADAMS, ET UX

D 0 9 7 2 3

IDENTIF. REFERENCE

AUG 5 1 48 PM '75

FEE REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Madison Title Company**
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS