BOOK 5020 PAGE 883

FORM NO. WD-1

This Instrument Was Prepared By
BARNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL 1976.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES T. BRANNON III (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	
500 Westward Winds Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	14R-11
Nashville, Tenn. 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	113 pw

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David K. Ward and wife, Deborah B. Ward

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Brannon and wife, Jane R. Brannon

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Westward Winds, of record in Book 3700, page 32, Register's Office for said County.

Beginning at a point in the northerly margin of Westward Winds Drive, at the common front corner of Lots 53 and 54; thence with the line between said two lots, northerly 140.2 feet to a point, said point being the common rear corner of Lots Nos. 53 and 54; thence southeasterly and easterly along the broken line 149.64 feet to a concrete monument in the westerly margin of Willow Creek Road; thence with the margin of the same, southerly 78 feet to a concrete monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve 39.27 feet to a concrete monument in the northerly margin of Westward Winds Drive; thence with the margin of the same westerly 110.11 feet to the point of beginning.

Being the same property conveyed to David K. Ward and wife, Deborah B. Ward by deed from R. Carl Odom and wife, Emelynn C. Odom, of record in Book 4866, page 814, Register's Office for said County.

unimproved ( )
This is improved ( ) property, known as 500 Westward Winds Drive (House Number) (Street) Nashville, Tenn. 37221 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness Our hand S this 29th day of April, 1976

David K. Ward

Deborah B. Ward

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Lee E. Crawford, a Notary Public in and for said County and State, the within named David K. Ward and wife, Deborah B. Ward

the 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 30th day of APRIL, 1976

My Commission Expires Dec. 11, 1978

Commission expires

Lee E. Crawford
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

Loan No. 510427-8

WARRANTY DEED

FROM

David K. Ward and wife,

Deborah B. Ward

TO

James T. Brannon and wife,

Jane R. Brannon

D 47207

IDENTIFICATION REFERENCE

APR 30 2 58 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

BENEFICIAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

CONV 40,000.00

APR30'76 MTG TAX 8* 104.00
MTG PR'FEE 8* .50
MDEED 8* 4.00 * 108.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.