BOOK 5021 PAGE 393

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
ROBERT L. DOZIER, ATTORNEY
11TH FLOOR, HAMILTON BANK BLDG.
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leo M. Ward, et ux	Mortgage Associates, Inc.	Map No .162-5
(NAME)	(NAME)	
294 Townes Drive	1835 Savoy Drive, N. E.	Parcel #78
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.	Atlanta, Georgia 30341	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars----------

---------- *Dollars,*
cash in hand paid and other good and valid consideration, the receipt of which is hereby acknowledged

we, Howard M. Comstock and wife, April Comstock

have this day bargained and sold, and do hereby transfer and convey unto the said Leo M. Ward and wife, Hazel L, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 167 on the plan of Hickory Valley Subdivision, Section 1, as of record in Book 4175, page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 167 fronts 77.89 feet on the northerly margin of Townes Drive and extends back 101.95 on the easterly line and 139.09 feet on the westerly line to a broken line within rear measuring 115.85 feet.

Being the same property conveyed to Howard M. Comstock and wife, April Comstock by deed from Randall Phillips Builders, Inc., of record in Book 4540, page 161, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 35,300.00

Subscribed and sworn to before me, this the 30th day of April 19 76

Affiant Leon. Ward

My commission expires: 1-29-79 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 294 (House Number) Townes Drive (Street), Nashville (P. O. Address:), Tenn. (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Leo M. Ward and wife, Hazel L. Ward, 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* Leo M. Ward and wife, Hazel L. Ward, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness hand S *this* 30th *day of* April, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Howard M. Comstock

April Comstock

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Howard M. Comstock and wife April Comstock

the within named bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 19 76.

Notary Public

Commission expires 1-29-79

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.....

WARRANTY DEED

FROM

TO
Howard M. Comstock, et ux

Leo M. Ward, et ux

D 4 7 4 3 5

IDENTIF. REFERENCE

MAY 4 8 39 AM '76

FELIX DAVIDSON CO. CLERK & MASTER NASHVILLE, TENN.

File Box #12

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

MAY-4 76	CONV	35,300.00			
MAY-4 76	S'TAX		B*	91.78	
MAY-4 76	PR'FEE		B*	.50	
MAY-4 76	W'DEED		B*	4.00	* 96.28