This instrument prepared by
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5030 PAGE 558

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony Gregg Ward et ux.	First Fed. S. & L. Assn.	146-15 Par. 114
(NAME) 619 Brentlawn Court	(NAME) 4th & Union	6DU-35830
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, TN.	
(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 by Anthony Gregg Ward and wife, Patricia Y. Ward, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Anthony Gregg Ward and wife, have assumed and agreed to pay the unpaid balance of an original indebtedness of $22,550.00 secured by deed of trust of record in book 4519, page 967, Register's Office for Davidson County, Tennessee, and assigned by instrument of record in book 4533, page 323, said Register's Office,

We, John E. Thorn and wife, Ann S. Thorn,

have this day bargained and sold, and do hereby transfer and convey unto the said Anthony Gregg Ward and wife, Patricia Y. Ward, their

(successors), heirs and assigns,

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

Being Lot No. 7 on the Plan of Brentwood Hall Annex, of record in Book 2330, page 69, Register's Office for Davidson County, Tennessee.
Beginning at a point in the westerly margin of Brentlawn Road, said point being the common corner of Lots Nos. 6 and 7 on said Plan; thence westerly with the line between said lots, 174.4 feet to a point, the common rear corner of Lots Nos. 7 and 8; thence southeasterly with the line between lots Nos. 7 and 8, 145.2 feet to a point in the northwesterly margin of Brentlawn Court; thence northeasterly with said margin of said Court, 117 feet to a point, the beginning of a curve, having a radius of 25 feet; thence around said curve, 34.24 feet to a point in the westerly margin of Brentlawn Road; thence with said margin of said Road, 54 feet, as measured along the curve thereof, to the point of beginning.
Being the same property conveyed to John E. Thorn and wife, Ann S. Thorn, by deed from James T. Seibert and wife, Linda Elaine Cannon Seibert, of record in Book 4620, page 377, Register's Office for said County.

This conveyance is made subject to a 40-foot minimum building setback line from Brentlawn Court and Brentlawn Road, and conditions of owners certificate, as shown on plan of record in book 2330, page 69, said Register's Office; and to restrictive covenants of record in book 2491, page 319, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 33,000.00

Subscribed and sworn to before me, this the 28th day of May 19 76

My commission expires: 4/21/80 (Affix Seal)

× Anthony Gregg Ward
Affiant

Mary Emery
Notary Public

This is unimproved ( ) improved (X) property, known as 619 Brentlawn Court, Nashville, Tennessee
(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 Anthony Gregg Ward and wife, Patricia Y. 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.*, except as above set out, and taxes for 1976 which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Anthony Gregg Ward and wife, Patricia Y. Ward, their

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

Witness our hands this 28th day of May, 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.*

× John E. Thorn

× Ann S. Thorn

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, John E. Thorn and wife, Ann S. Thorn,

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 28th day of May, 19 76.

Mary Ensey Notary Public

Commission expires 4/21/80

MARY ENSEY NOTARY PUBLIC AT LARGE

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.....

JUN-1 76 CONV 33,000.00
JUN-1 76 S'TAX B* 85.80
JUN-1 76 PR'FEE B* .50
JUN-1 76 W'DEED B* 4.00 * 90.30

RETURN TO
[illegible]
NASHVILLE, TENN. 37201

229039

WARRANTY DEED

FROM
John E. Thorn et ux.

TO
Anthony Gregg Ward et ux.

D 51566

IDENTIF. REFERENCE

JUN 1 12 48 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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