WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,18-

Raymond S. Ward Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July 1976.

William A. Butler
Notary Public

MY COMMISSION EXPIRES: 11-20-1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond S. Ward, Jr. (NAME)	John W. Murphree Company (NAME)	
4943 Karen Ray Drive, (STREET ADDRESS OR ROUTE NUMBER)	1 Airway Plaza 1283 Murfreesboro Rd. (STREET ADDRESS)	162-3
Anitoch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37217 (CITY) (STATE) (ZIP)	165

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, Paul Leonardo and wife, Ruby Leonardo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond S. Ward, Jr. and wife, Gayle Ward

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:

Being Lot No. 16 on the Plat of Apache Hills, Section 4, of record in Plat Book 4460, page 60, Register's Office for said County.

Said Lot 16 fronts 35.27 feet on the northeast margin of Karen Ray Drive and extends back 115.10 feet on the west line and 141.58 feet on the southeast line, to a line on the rear on which it is a broken line, measuring 197.25 feet.

Being the same property conveyed to Paul Leonardo and wife, Ruby Leonardo by deed from Steven John Guzy and wife, Marlene Guzy, as of record in Book 5025, page 946, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4730, page 912, and assigned in Book 4888, page 158, said Register's Office.

The escrow account as it relates to this property is hereby transferre to the Grantees, as is the hazard insurance.

This is unimproved ( ) improved (X) property, known as 4943 Karen Ray Drive, Antioch, TN. 37013
(House Number) (Street) (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 23rd day of July, 19 76

Paul Leonardo

Ruby Leonardo

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Leonardo and wife, Ruby Leonardo

the 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, TN. this 23rd day of July, 1976

Commission Expires 11-20-1976 Notary Public

STATE OF
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 purpose 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

D 60097

IDENTIF. REFERENCE

JUL 26 1 42 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

MAIL TO:
W. G. TRABER
P.O. Box 2255
NASHVILLE, TENN. 37214

JUL 26 76 CONV 26,618.00
JUL 26 76 S'TAX B* 69.16
JUL 26 76 PR'FEE B* .50

WARRANTY DEED

FROM Paul Leonardo et ux

TO Raymond S. Ward, Jr. et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Service

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York