This Instrument is prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5058 PAGE 345

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Peter E. Ward et ux	SAME	MAP - 131-8
(NAME)	(NAME)	
4405 Farriswood Drive		Parcel - 40
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		16DA-33393
(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 Peter E. Ward and wife, Mary Ann Ward and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Harley C. Brooks, Jr. and wife, Barbara C. Brooks

have this day bargained and sold, and do hereby transfer and convey unto the said Peter E. Ward and wife, Mary Ann Ward

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Glendale Manor, Section One, as of record in Book 2330, page 111, Register's Office for said County.

Said Lot No. 6 fronts 110 feet on the west side of Farriswood Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Harley C. Brooks, Jr. and wife, Barbara C. Brooks by deed from John L. Shelby and wife, Carrie F. Shelby, recorded in Book 4256, page 558, Register's Office for said County.

This conveyance is subject to a Ten-foot easement for public utilities and a 50-foot building set-back line from Farriswood Drive, and conditions of owner's certificate as shown on plan of record in Book 2330, page 111, Register's Office for Davidson County, Tennessee, and restrictive covenants contained in Book 2651, page 599, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 52,000.00

Subscribed and sworn to before me, this the 16th day of August 19 76

Affiant

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

Notary Public

This is { unimproved ( ) / improved (X) } property, known as 4405 Farriswood Drive (House Number) (Street) Nashville, Tennessee 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 Peter E. Ward and wife, Mary Ann 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 for 1976 taxes which are prorated and assumed by the purchasers

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Peter E. Ward and wife, Mary Ann Ward

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

Witness Our hand S this 16th day of August, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harley C. Brooks Jr.

Barbara C. Brooks

BOOK 5058 PAGE 346

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, a Notary Public in and for said County and State, Harley C. Brooks, Jr. and wife, Barbara C. Brooks

the within named 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 16th day of August, 19 76.

Commission expires 4/21/80

Mary Ensley
Notary Public

NOTARY PUBLIC AT LARGE STATE

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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG. 229484
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
Harley C. Brooks, Jr. et ux

TO
Peter E. Ward et ux

AUG 17 76	CONV	52,000.00			
AUG 17 76	S'TAX		B*	135.20	
AUG 17 76	PR'FEE		B*	.50	
AUG 17 76	W'DEED		B*	4.00	* 139.70

D 63652

IDENTIF. REFERENCE

AUG 17 3 53 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238