FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October, 19 76

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD G. ADAMS ET UX JEAN	THE LOMAS & NETTLETON COMPANY	44-5-12
(NAME)	(NAME)	
123 Scenic View Drive	P. O. Box 964	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN. 37138	Virginia Beach, Va. 23451	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, EDWARD R. WARD AND WIFE, SARAH W. WARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD G. ADAMS AND WIFE, JEAN H. ADAMS

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 the northwesterly 55.4 feet of Lot No. 71 and the southeasterly 16.9 feet of Lot No. 70 on the unrecorded plan of Scenic View Subdivision, and being Lot F, on a Map of the Resubdivision of Lots 67 to 74, inclusive, on said Plan, and described according to a copy of a survey thereof, made by James L. Murphy, Jr., Surveyor, dated April 21, 1959, as follows:

Beginning at a point in the northeasterly margin of Scenic View Drive formerly Havron Avenue, 144.6 feet northwesterly from the intersection of a 20 foot public right-of-way; thence with the margin of said Avenue, north 46 deg. 29 minutes west 72.3 feet to a point; thence north 43 degrees, 59 minutes East 170.24 feet to a point; thence south 46 degrees, 01 minutes east 72.3 feet to a point; thence south 43 degrees, 59 minutes west 169.66 feet to the point of beginning.

Being the same property conveyed to Edward R. Ward and wife, Sarah W. Ward by deed from G. B. Blair and wife, Robbie M. Blair, of record in Book 4696, page 804, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2881, page 477, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (XX) property, known as 123 Scenic View Drive, Old Hickory, Tennessee 37138
(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 22nd day of October, 19 76

EDWARD R. WARD

SARAH W. WARD

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward R. Ward et ux Sarah W. 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 22nd day of October 19 76

Commission expires 6/7/80

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

WARRANTY DEED

FROM

EDWARD R. WARD ET UX SARAH W. WARD

TO

RONALD G. ADAMS ET UX JEAN H. ADAMS

D 74475

IDENTIF. REFERENCE

OCT 27 3 40 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

OCT 27 76	CONV	25,500.00			
OCT 27 76	S'TAX		6*	66.30	
OCT 27 76	R'FEE		6*	.50	
OCT 27 76	M'DEED		6*	4.00	* 70.80

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.