This instrument was prepared by Morton G. Smith, Jr. Attorney at Law, 3815 Cleghorn Avenue, Nashville, Tennessee. 37215.

WARRANTY DEED

BOOK 5082 PAGE 833

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Ward, Jr. etux	Mortgage Corporation of South	Map 128-14
(NAME) 8041 Arbor Drive	(NAME) P. O. Box 10726	Parcel 145
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Birmingham, Alabama 35202	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged, We,

Kenneth M. Stedman and wife, Ruth P. Stedman, hereinafter called Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said

Michael Ward, Jr. and wife, Martha J. Ward, hereinafter called Grantees, their

~~XXXXXX~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 123 on The Plan of Harpeth Park, Section Three, of record in Book 4175, page 14, Register's Office for said County.
Said Lot No. 123 fronts 90 feet on the northerly margin of Arbor Drive and extends back 189.65 feet on the easterly line and 188.01 feet on the westerly line to a dead line in the rear measuring 90.06 feet thereon.

Being the same property conveyed to Grantors herein by deed from Janice H. Herron Adams of record in Book 4862, page 135, said Register's Office.

This conveyance is subject to easements, setback lines and limitations as shown on the Plan of record in Book 4175, page 14, and to restrictive covenants of record in Book 4232, page 417, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,500.00

Subscribed and sworn to before me, this the 22ND day of October 19 76

Affiant

My commission expires: 4-23-78 (Affix Seal)

Notary Public

BRUCE STATE TAX

This is unimproved ( ) improved (X) property, known as 8041 Arbor Drive, 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

Grantees, their

~~XXXXXX~~

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 stated above, and for 1976 taxes which have been prorated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

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

Witness our *hand* S *this* 22nd *day of* October, 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.*

Kenneth M. Stedman

Kenneth M. Stedman

Ruth P. Stedman

Ruth P. Stedman

BOOK 5082 PAGE 834

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Kenneth M. Stedman and wife, Ruth P. Stedman

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* 22nd *day of* October, *19* 76.

Commission expires 4-23-78

Notary Public

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
Kenneth M. Stedman, etux

TO

Michael Ward, Jr. etux

D 74634

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IDENTIF. REFERENCE

OCT 28 3 07 PM '76

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

OCT 28 76 CONV 38,500.00
OCT 28 76 S'TAX B* 100.10
OCT 28 76 PR'FEE B* .50
OCT 28 76 W'DEED B* 4.00 * 104.60

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MADISON, TENNESSEE 37115

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