FORM NO. WD-1

BOOK 5085 PAGE 998

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November, 1976

Notary Public

MY COMMISSION EXPIRES: 9-18-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins, Adams & Weems, Attys., 401 Union Street, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Wilkerson, Sr. (NAME)	Kimbrough-Kavanaugh & Associates (NAME)	10D 34910
1212 Lyric Lane (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway, Suite A (STREET ADDRESS)	Map 41-7
Nashville, TN. 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	Par. 77

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, Henry Ray Ward and wife, Lana Kay Ward

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Wilkerson, Sr. and wife, Geraldine M. Wilkerson

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 Lot No. 12 on the plan of Bell Valley, of record in Plan Book 3500, page 45, Register's Office for said County.

SAID Lot No. 12 fronts 98.4 feet on the northerly margin of Lyric Lane and extends back 145.4 feet on the westerly line and 145 feet on the easterly line to a dead line in the rear, measuring 105.8 feet thereon.

BEING the same property conveyed to Henry Ray Ward and wife, Lana Kay Ward by deed from Walter Boyd Greer and wife, Virginia D. Greer of record in Book 4277, page 590, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Kimbrough-Kavanaugh & Associates, of record in Book 3985, page 491, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 1212 Lyric Lane (House Number) (Street) Nashville, TN. 37207 (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 5th day of November, 19 76

Henry Ray Ward

Lana Kay 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 Henry Ray Ward and wife, Lana Kay 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 seat at Nashville, Tennessee, this 5th day of November 19 76

Commission expires 9-8-79

Patricia L. Spicer
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
Henry Ray Ward and wife,
Lana Kay Ward

TO
James E. Wilkerson, Sr. et ux
Geraldine M. Wilkerson

D 76182

IDENTIF. REFERENCE

Nov 9 10 30 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Rec'd-1
190X-8

WILKINS, ADAMS & [illegible] ATTORNEYS
FIDELITY FED[illegible] BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

NOV-9%	CONV	39,000.00		
NOV-9% S'TAX			B* 101.40	
NOV-9% RR'FEE			B* .50	
NOV-9%	D'DEED		B* 4.00	* 105.90