WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.00

Edward R Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9 DAY OF November, 1976

Douglas R Berry
Notary Public

MY COMMISSION EXPIRES: October 28, 1978
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY (NAME) 907 TWO MILE PKY. GOODLETTSVILLE, TENNESSEE (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDWARD R. WARD, et ux (NAME)	LOMAS & NETTLETON CO. (NAME)	11D-51680
137 RIO VISTA DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 1056 (STREET ADDRESS)	MAP 43-12
MADISON, TN. 37115 (CITY) (STATE) (P. O. ZIP)	VIRGINIA BEACH, VA. 23451 (CITY) (STATE) (ZIP)	PAR. 21

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, NATALIE A. HUGGINS, A WIDOW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD R. WARD AND WIFE, SARAH 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. 13 on the Map of Subdivision of part of Tracts Nos. 6, 7 and 8, Anderson Estates, of record in Book 1835, page 121, Register's Office for said County.

Said Lot No. 13 fronts 100 feet on the west side of Rio Vista Drive, and runs back between parallel lines 400 feet to a dead line.

Being the same property conveyed to Granville R. Huggins and wife, Natalie A. Huggins by deed from Henry Dennis Hackett and wife, Mattie S. Hackett of record in Book 3928, page 901, said Register's office.

Said Granville R. Huggins having since died.

This is improved (X) / unimproved ( ) property, known as 137 RIO VISTA DRIVE, MADISON, TN. 37115
(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 MY hand this 9th day of NOVEMBER, 1976

Natalie A. Huggins
NATALIE A. HUGGINS

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 NATALIE A. HUGGINS

the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TENNESSEE this 1st day of NOVEMBER, 19 76

Commission Expires October 28, 1978 Douglas R. Beasley 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 76599

IDENTIF. REFERENCE

Nov 11 2 21 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

NOV 11 76	CONV	12,000.00			
NOV 11 76	S'TAX		B*	31.20	
NOV 11 76	PR'FEE		B*	.50	
NOV 11 76	W'DEED		B*	4.00	* 35.70

WARRANTY DEED

FROM

NATALIE A. HUGGINS

TO

A WIDOW

EDWARD R. WARD, ET UX

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York