FORM NO. WD-1

BOOK 5090 PAGE 54

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.

Eugene W. Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November, 1976.

Dorothy S. Wilson
Notary Public

MY COMMISSION EXPIRES: 8-15-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LANCASTER & FARMER, ATTORNEYS, Suite 100, 4207 Lebanon Rd., Hermitage, Tenn. 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene W. Ward, et ux (NAME)	First Federal Savings & Loan Ass'n (NAME)	98
4062 Lake Parkway (STREET ADDRESS OR ROUTE NUMBER)	Union St. at Fourth Ave. No. (STREET ADDRESS)	1
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	98

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~~ I, Arlene R. Adams, a widow,

HEREINAFTER CALLED THE GRANTOR~~S~~, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO the said Eugene W. Ward and wife, Dorothy S. 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:

Land in Davidson County, Tennessee, being Lot No. 26 on the plan of Lake Park, Section I, as of record in Book 4175, Pages 134 and 135, Register's Office for said County, reference to which plan is hereby made for a more complete and detailed description.

Being the same property conveyed to Joseph C. Adams and wife, Arlene R. Adams, by deed from Parker Homes, Inc., of record in Book 4633, Page 882, Register's Office for said County, the said Joseph C. Adams having died intestate on November 10, 1973.

This conveyance is subject to: (1) 1976 property taxes which will be pro-rated between the parties as of the date of closing; (2) Restrictive covenants of record in Book 4429, Page 577, Register's Office for Davidson County (RODC), Tennessee, as amended in Book 4516, Page 751, RODC, Tennessee; and (3) terms of Owner's Certificate, easements, setback lines, and other data on the Plan of record in Book 4175, Pages 134 and 135, RODC, Tennessee.

Grantor agrees that all carpets and drapery are to remain in the house on the above-described property as part of this transaction.

This is unimproved ( ) improved (X) property, known as 4062 Lake Parkway, Hermitage, Tennessee 37076
(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 19th day of November, 1976

Arlene R. Adams by C. Allen Lancaster Attorney-in-fact

for the said Arlene R. Adams by instrument of record in Book 5087, Page 189, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. Alan Lancaster, with whom I am personally acquainted, and known to me to be the person who executed the within instrument in behalf of Arlene R. Adams, as her Attorney-in-fact the bargainor, ~~with whom I am personally acquainted~~, and who acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of Arlene R. Adams. Witness my hand and official seal at Nashville, Tennessee, this 19th day of November 1976.

My commission expires 8-13-80

Dorothy A. Wilson
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
ARLENE R. ADAMS

TO
EUGENE W. WARD, ET UX

D 78093

IDENTIF. REFERENCE

NOV 22 1 25 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

F-1.00 1.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV 22 76	CONV	55,000.00			
NOV 22 76	S'TAX		B*	143.00	
NOV 22 76	PR'FEE		B*	.50	
NOV 22 76	W'DEED		B*	4.00	* 147.50