BOOK 5095 PAGE 176

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN, ATTY.
807 AMERICAN TRUST BLDG.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harry Lee Ward, et ux	Guaranty Mortgage Company	Map 60-3
(NAME) 145 Oak Valley Drive	(NAME) First American Center	Par 115
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37237	12D-43380
(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; HARRY LEE WARD and wife, MARGARET E. WARD, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of a Deed of Trust executed by Gray M. Goad and wife, Lois Ruth Goad, to Herschel Greer, Trustee, dated October 23, 1963, in the original amount of $28,000.00, of record in Book 4758, Page 786, Register's Office for Davidson County, Tennessee, (See instrument for complete terms and conditions);

We, GRAY M. GOAD and wife, LOIS RUTH GOAD,

have this day bargained and sold, and do hereby transfer and convey unto the said
HARRY LEE WARD and wife, MARGARET E. WARD, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Oak Park Subdivision, as of record in Book 3600, Page 84, Register's Office for said County.

Said Lot No. 74 fronts 100 feet on the north side of Oak Valley Drive and extends back 162 feet on the west line and 164 feet on the east line to a dead line in the rear, on which it measures 100.02 feet.

Being the same property conveyed to Gray M. Goad and wife, Lois Ruth Coad, by deed from Alfred E. Thomas and wife, Joyce A. Thomas, of record in Book 4758, Page 784, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48,836.12

Subscribed and sworn to before me, this the 30th day of November 19 76

Affiant Harry Lee Ward

My commission expires: 1-29-77. (Affix Seal)

Notary Public Irene Watson

DAVIDSON COUNTY TENN. REGISTER'S OFFICE

This is unimproved / improved property, known as 145 Oak Valley 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
HARRY LEE WARD and wife, MARGARET E. WARD, their

(successors), 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 herein stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* HARRY LEE WARD and wife, MARGARET E. WARD, their

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

Witness our hands this 30th day of November, 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.*

Gray M. Goad

Lois Ruth Goad

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jneall Watson, a Notary Public in and for said County and State, Gray M. Goad and wife, Lois Ruth Goad,

the within named 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 30th day of November, 1976.

Jneall Watson
Notary Public

Commission expires 1-29-77.

JNEALL WATSON ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

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.....

Rush =

WARRANTY DEED

FROM

GRAY M. GOAD, ET UX,

TO

HARRY LEE WARD, ET UX,

MARGARET E. WARD

D 8 0 4 7. 1

IDENTIF. REFERENCE

DEC 9 1 55 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

DEC-9% CONV 48,836.12
DEC-9%S'TAX B* 126.88
DEC-9%PR'FEE B* .50
DEC-9% W'DEED B* 4.00 * 131.38

Compliments of

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First Floor — First American Center

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NASHVILLE, TENNESSEE 37238