WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December, 1976

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BOOK 5095 PAGE 334

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PKY., GOODLETTSVILLE, TENN. 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLIFTON RANDALL CAYCE (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	72-4
1450 JANIE AVENUE (STREET ADDRESS OR ROUTE NUMBER)	400 UNION STREET (STREET ADDRESS)	269
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE (CITY) (STATE) (ZIP)	15D30485

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, RUSSELL D. WARD and wife, MARGARET BOWEN WARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLIFTON RANDALL CAYCE and wife, DEBRA DUKE CAYCE

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. 8, Block E, of Country Club Estates Subdivision as of record in Book 843, Page 95, Register's Office for Davidson County, more particularly described according to a survey made by Cantrell, Connell, and Greek, Engineers, dated November 22, 1950, as follows:

Said Lot No. 8 fronts 100 ft. on the south westerly side of Janie Avenue and extends back between parallel line 175 feet to a line in the rear measuring 100 feet thereon.

Being the same property conveyed to RUSSELL D. WARD and wife MARGARET BOWEN WARD by deed from V. H. Brown and wife, Margie L. Brown, of record in Book 1914, Page 203, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1450 Janie Avenue (House Number) (Street) Nashville, Tennessee (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 hands this eighth day of December, 1976

Russell D. Ward
RUSSELL D. WARD

Margaret Bowen Ward
MARGARET BOWEN WARD

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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 Russell D. Ward and Margaret Bowen Ward

the 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 8th day of December, 19 76

Commission Expires 4-27-80, 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 80537

IDENTIF. REFERENCE

DEC 9 3 34 PM '76

FEE PAID
DAVIDSON CO. TENN.

DEC-9 76 CONV 23,900.00
DEC-9 76 S'TAX B* 62.14
DEC-9 76 TR'FEE B* .50
DEC-9 76 W'DEED B* 4.00 * 66.64

Loan # 111580-8

WARRANTY DEED

FROM
RUSSELL D. WARD, et ux

TO
CLIFTON RANDALL CAYCE, et ux

TITLE INSURED BY POLICY NUMBER:
43-015-4243F

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York