# WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 1976

Notary Public

My Commission Expires Aug. 1, 1978

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 107 Donelson Pike, Nashville, TN. 37214t
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert C. Roberts, III (NAME) | Fidelity Federal Savings & Loan (NAME) | MAP 95-1 |
| 2007 Dearborn Drive (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | PAR. 43 |
| Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP) | Nashville, TN. 37219 (CITY) (STATE) (ZIP) | m.p |

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, James M. Ward and wife, Mildred S. Ward

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert C. Roberts, III and wife, Janet L. Roberts

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. 38 on the Plan of Donelson Hills Subdivision of record in Book 2331, page 22, Register's Office for said County.

Beginning at a point on the easterly margin of Dearborn Drive at the common corner of Lots No. 38 and 39; thence northerly 135 feet to the beginning of a curve; thence around the curve 31.42 feet to a point on Guaranty Drive; thence easterly along the margin of Guaranty Drive 177.2 feet to a point; thence southerly 149.3 feet to a point; thence westerly 173.2 feet to the beginning.

Being the same property conveyed to James M. Ward and wife, Mildred S. Ward by deed from Fred H. Brown and wife, Gertrude Brown of record in Book 2536, page 295, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2007 Dearborn Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37214 (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 30th day of December, 1976

James M. Ward

Mildred S. 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 James M. Ward and wife, Mildred S. 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 seal at Nashville, TN. this 30th day of December, 1976

Commission Expires My Commission Expires AUG. 14, 1978 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 8 3 6 3 4

IDENTIFICATION REFERENCE

JAN 4 10 26 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| JAN-4-77 | CONV | 30,000.00 | | | |
| JAN-4-77 | S'TAX | | B* | 78.00 | |
| JAN-4-77 | PR'FEE | | B* | .50 | |
| JAN-4-77 | W'DEED | | B* | 4.00 | * 82.50 |

560306-6

$30,000.00

WARRANTY DEED

FROM
James M. Ward et ux

TO
Robert C. Roberts, III et ux

TITLE INSURED BY POLICY NUMBER:

AND
LOAN ASSOCIATION TITLE

The Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York