BOOK 5129 PAGE 758 FORM NO. WD-1

This Instrument Was Prepared By
O'NNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,500.00

X Clifford A. Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 1977

Notary Public

MY COMMISSION EXPIRES: My Commission Expires AUG. 14, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLIFFORD A. WARD (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	
2405 Cabin Hill Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	73-15
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	10 Pcl

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, Samuel M. Arnold Jr., and wife, Martha F. Arnold

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clifford A. Ward and wife, Clara G. 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. 28 on the Plan of Sunset View, Section 1, Revised, as of record in Book 2663, pages 27 and 28, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 28 fronts 85 feet on the southerly side of Cabin Hill Road and extends back 280.8 feet on the southeasterly line and 163 feet on the northwesterly line to a dead line in the rear which measures 151.4 feet.

Being the same property conveyed to Samuel M. Arnold, Jr., and wife, Martha F. Arnold by deed from E. Randall Phillips amd wife, Louise T. Phillips, of record in Book 2810, page 261, Register's Office for said County.

This is { unimproved ( ) / improved (X) } property, known as 2405 Cabin Hill Road (House Number) (Street) Nashville, Tennessee (P. O. Address) 37214 (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 hand S this 29th day of March, 1977

Samuel M. Arnold Jr.

Martha F. Arnold

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Robert W. Thurman, Jr., a Notary Public in and for said County and State, the within named Samuel M. Arnold Jr. and wife, Martha F. Arnold

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, Tennessee, this 29th day of March 19 77.

Commission expires My Commission Expires AUG. 14, 1978

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

111779-5 $37,500.00

WARRANTY DEED

FROM

Samuel M. Arnold, Jr., and wife, Martha F. Arnold

TO

Clifford A. Ward and wife, Clara G. Ward

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

D 96357

IDENTIF. REFERENCE

MAR 31 9 59 AM '77

FEE REGISTER DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR31 77	CONV	37,500.00			
MAR31 77 S'TAX			B*	97.50	
MAR31 77 PR'FEE			B*	.50	
MAR31 77	W'DEED		B*	4.00	* 102.00