BOOK 5137 PAGE 64

SEND TAX BILLS TO:
Robert Martin Ward, Jr., et ux
6214 HENRY FORD DRIVE
NASHVILLE TENN 37209

MAP-PARCEL NUMBER
M-128-P-113

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
Home Federal Tower, 8th Floor
230 Fourth Avenue, North
Nashville, TN 37219

DEED OF GIFT

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand to me paid, the receipt of which is hereby acknowledged, and the love and affection I have for Robert Martin Ward, Jr. and wife, Yvonne Heiskell Ward, I, FANNIE J. FRANCIS, have bargained and sold, and by these presents do transfer and convey unto the said ROBERT MARTIN WARD, JR. and wife, YVONNE HEISKELL WARD, the grantees herein, their heirs and assigns, the following described tract or parcel of land in Davidson County, Tennessee:

Being Tract No. 4 as shown on the survey made by Wayne S. Cooper, Sr., Surveyor, April 17, 1968, described as follows:

Beginning at a spike in the center of Sawyer Brown Road, being the southeast corner of Tract 3 conveyed to Paul E. Tant, et ux, by deed of record in Book 4560, page 974, Register's Office for Davidson County, Tennessee; thence with the center of said Sawyer Brown Road south 18° 16' west 163 feet to a spike, being the northeast corner of the tract conveyed to conveyed to Ross Reale, et ux, by Park Avenue Baptist Church by deed of record in Book 4534, page 730, said Register's Office; thence with Reale's northerly line, and the southerly boun ary of Tract 4, north 75° 07' west 803.58 feet to an iron pin in the easterly right of way of Interstate 40; thence with said right of way, north 17° 36' east 164.50 feet to an iron pin, Tant's southwest corner; thence with Tant's southerly boundary, and the northerly boundary of the within described tract, south 74° 56' east 805.36 feet to the point of beginning, containing 3.03 acres, more or less.

Being part of the property conveyed to C. E. Francis and wife, Fannie J. Francis, by deed of record in Book 2101, page 46, said Register's Office; the said C. E. Francis having since died.

TO HAVE AND TO HOLD the interest in 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 I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. And I do further covenant and bind

myself, my heirs and representatives to warrant and forever defend the title to said remainder interest in said parcel of land to the said grantees, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 16th day of April, 1977.

Fannie J. Francis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. H. Watts, Jr., a Notary Public in and for said County and State, the within named Fannie J. Francis, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of April, 1977.

J. H. Watts, Jr.

My commission expires:

April 17, 1978

APR 18 1977
APR 18 STATE TAX
APR 18 PR'FEE
APR 18
CONV *6,000.00
WDEED
B* 15.60
B* .50
B* 4.00 * 20.10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property whichever is greater, is $6,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Fannie J. Francis

Subscribed and sworn to before me, this 16th day of April, 1977.

J. H. Watts, Jr.
Notary Public

My commission expires:

4-17-78

D99193

IDENTIF. REFERENCE

APR 18 12 35 PM '77

REGISTER
DAVIDSON COUNTY, TENN.