This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
Richard D. Bird, Trustee

TO
Oran G. Ward and wife,
Joyce D. Ward

For draftsman's use
This Instrument Prepared by Richard D. Bird, Gracey, Maddin, Cowan & Bird, 500 Court Square Bldg Nashville, Tenn. 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oran and Joyce Ward (NAME)	same (NAME)	MAP 116-8D
97 Valley Forge (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 97 m.p.
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

JUN 20 2 48 PM '77

FELIX A. REGISTER
DAVIDSON COUNTY, TENN.

110030

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 35,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 19 77.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC PHILLIPS NHRO DAVIDSON COUNTY TENN.

JUN20F CONV 35,000.00
JUN20F S'TAX B* 91.00
JUN20F PRFEE B* .50
JUN20F RECD 4.00 * 95.50

For and in Consideration of the sum of Ten and no/100 ($10.00) ---- DOLLARS

I, Richard D. Bird, Trustee with full power, etc. have bargained and sold, and by these presents do transfer and convey unto the said Oran G. Ward and wife, Joyce D. Ward, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain building site being Lot No. 97, as shown on the Plat of Sugartree, Phase III, which is of record in Book 4860, Page 117-121, Register's Office for Davidson County, Tennessee, to which specific reference is here made, and together with appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions referred to hereinbelow.

Being part of the same property conveyed to James I. Vance Berry, Trustee, by Deed from Woodmont Country Club, of record in Book 4793, Page 185, Register's Office for Davidson County, Tennessee, Richard D. Bird, Trustee, having been appointed successor Trustee in the place and stead of James I. Vance Berry, Trustee, and having succeeded to all the rights and powers as Trustee by an instrument of record in Book 5033, Page 190, said Register's Office.

This conveyance is made subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 4857, Page 157, as supplemented and amended by instruments of record in Book 4874, Page 463, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5087, Page 220 and Book 5152, Page 401, said Register's Office, and by setback lines, easements, limitations and conditions as shown on the said Plan of record.

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BOOK 5161 PAGE 536

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This is unimproved (X) improved ( ) property, known as 97 Valley Forge, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Oran G. Ward and wife, Joyce D. Ward, their heirs and assigns, forever.

And I do covenant with the said Oran G. Ward and wife, Joyce D. Ward 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. except by taxes for 1977, which are to be paid by Grantees

And I, Richard D. Bird, Trustee do further covenant and bind myself, my successors heirs and representatives, to warrant and forever defend the title to the said land to the said Oran G. Ward and wife, Joyce D. Ward, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 15th day of June, 1977

Richard D. Bird

Richard D. Bird, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Evelyn Phillips, a Notary Public in and for said County and State, the within named Richard D. Bird, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 15th day of June, 1977

Evelyn Phillips, Notary Public.

Commission expires 2-25-80

EVELYN PHILLIPS NOTARY PUBLIC DAVIDSON COUNTY

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