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File Box 3

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

38,242.20

X Douglas C. Herd Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY 1977

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas C. Herd, Jr. (NAME)	Churchill Mortgage Corporation (NAME)	MAP 96-9
316 Lorna Drive(A-B) (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E., 300 (STREET ADDRESS)	PAR 217
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga 30341 (CITY) (STATE) (ZIP)	3DZ-09334

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, Fletcher L. Ward and wife Josephine Ward

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas C. Herd, Jr.

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 Lots Nos. 160 and 161 on the plan of Woodberry Park, as of record in Plat Book 2133, Pages 117, 118, and 119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Fletcher L. Ward et ux Edna E. Ward by deed from J. Robert Cannon, Trustee, of record in Book 4509, Page 956, Register's Office for said County. The said Edna E. Ward having since died and Fletcher L. Ward having remarried the said Josephine Ward.

THIS conveyance is subject to restrictions of record in Book 2297, Page 194, Register's Office for said County.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 4509, Page 958, and a correction re-recorded in Book 4517, Page 447, Register's Office for Davidson County, Tennessee, securing a promissory note dated June 9, 1971, payable to the order of Mortgage Associates, Inc., with a present unpaid principal balance of approximately $27,742.20, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein. This Conveyance is further subject to any and all easements,

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (X) property, known as 316 Lorna Drive(A-B) Nashville, TN 37214
(House Number) (Street) (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 hand s this 28TH day of JULY, 1977

Fletcher L. Ward — Fletcher L Ward

~~Josephine Ward~~ — Josephine Ward

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for
said County and State, the within named Fletcher L. Ward and wife Josephine 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, Tennessee, this 28TH day of JULY, 77

Commission expires 2-3-79

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
(this oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____
and _____ respectively of the _____
the within named bargainor, and corporation, and that (he) as such _____
(they)
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

WARRANTY DEED

FROM
Fletcher L. Ward

TO
Douglas C. Herd, Jr.

E 17311

IDENTIFYING REFERENCE

JUL 29 2 00 PM '77

FEE REGISTER
DAVIDSON CO., TENN.

Edward Seldon
Attorney at Law
1102 BENTON DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

JUL 29 77	CONV	38,242.20			
JUL 29 77	S'TAX		B*	99.32	
JUL 29 77	PR'FEE		B*	.50	
JUL 29 77	W'DEED		B*	4.00	* 103.82