This Instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5261 PAGE 362

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ramona Ward Fite		MAP - 104-5
(NAME) 3618 Westbrook	(NAME) Same	Parcel 219
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tn.	(STREET ADDRESS)	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Nineteen Thousand Four Hundred and no/100-------- ----------($19,400.00)---------- *Dollars,*
cash in hand paid by Ramona Ward Fite, the receipt of which is hereby acknowledged,

We, James Ward and Roy E. Ward

have this day bargained and sold, and do hereby transfer and convey unto the said Ramona Ward Fite

her *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davison County, Tennessee, being the easterly 15 feet of Lot No. 493 and the westerly 45 feet of Lot No. 494 in Richland Realty Company's Division "C", plan of which is of record in Book 421, page 31, Register's Office for said County.
Said parts of said lots adjoin each other and front together 60 feet on the north side of Westbrook Avenue, and extend back northerly between lines 205 feet, more or less, on the westerly margin and 208 feet, more or less, on the easterly margin to an alley.

Said property was devised to James Ward and Roy E. Ward, by will of Jennie Hall, of record in Will Book 114, page 647, Probate Court for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 19,400.00

Subscribed and sworn to before me, this the 10th day of March 19 78

Affiant Ramona Ward Fite

My commission expires: 8/12/81 (Affix Seal)

Notary Public Doris E. Fortune

NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved (x) property, known as 3618 Westbrook (House Number) Nashville, Tennessee (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Ramona Ward Fite,
her *(successors),*
heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except for 1978 taxes which are prorated and assumed by the grantee
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ramona Ward Fite,
her
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 10th *day of* March, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Ward
Roy Edward

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E Moran, *a Notary Public in and for said County and State,* James Ward and Roy E. Ward

*the within named 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* 10th *day of* March, *19*78

Doris E Moran
Notary Public

Commission expires 8/12/81

DORIS E. MORAN NOTARY PUBLIC DAVIDSON CO.

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 .....

AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

CHICAGO TITLE INS. CO.

WARRANTY DEED

FROM

James Ward et al

TO

Ramona Ward Fite

E 54291

IDENTIF. REFERENCE

MAR 13 8 25 AM '78

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

MAR 13 78	CONV	19,400.00				
MAR 13 78	S'TAX		B*	50.44		
MAR 13 78	PR'FEE		B*	.50		
MAR 13 78	W'DEED		B*	4.00	*	54.94

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238