BOOK 5293 PAGE 12

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 19 78.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, Attorney, 20th Floor, First American Center, Nashville, Tn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lavanders Ward	Federated Financial Mortgage Corp.	Map 60-3
(NAME)	(NAME)	
3138 Larkspur Drive	1000 Circle 75 Parkway Suite 700	Par. 63
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37207	Atlanta, Georgia 30339	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, DONALD K. CUNNINGHAM and wife, MEREDITH CUNNINGHAM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAVANDERS WARD and wife, BERTHA L. 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. 44 on the Plan of Oak Park Subdivision, Section 1, as of record in Book 3600, page 84, Register's Office for said County.

SAID Lot No. 44 fronts 89 feet on the northwesterly side of Larkspur Drive and extends back 131.53 feet on the northeasterly line and 208.30 feet on the southwesterly line to a dead line in the rear, measuring 119.68 feet thereon.

BEING the same property conveyed to Donald K. Cunningham and wife, Meredith Cunningham, by deed from Kenneth Wayne Hemmerly and wife, Rachel L. Hemmerly, of record in Book 4658, page 193, register's Office for said County.

This is unimproved ( ) improved (X) property, known as 3138 Larkspur Drive, Nashville, Tennessee 37207
(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 23rd day of May, 19 78

Donald K Cunningham — Meredith Cunningham

DONALD K. CUNNINGHAM — MEREDITH CUNNINGHAM

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Donald K. Cunningham and wife, Meredith Cunningham

the bargainors, 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 23rd day of May, 19 78

Commission expires 10/28/78

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

WARRANTY DEED

FROM

Donald K. Cunningham and wife,

Meredith Cunningham

TO

Lavanders Ward and wife, Bertha Ward

Please record and file in Box "7"

E 6 8 6 4 3.

IDENTIF. REFERENCE

JUN 2 8 31 AM '78

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-28 CONV 37,900.00
JUN-28 78 S'TAX
JUN-28 78 PR'FEE
JUN-28 78 W'DEED

B* 98.5[illegible]
B* .50
B* 4.00 * 103.04