WARRANTY DEED

BOOK 5305 PAGE 275

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter Charlie Ward	William Gifford	92-9/68
(NAME) 3317 Torbett	(NAME) 2012 Beech Ave.	
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tennessee	(STREET ADDRESS) Nashville 37204 Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereafter named Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, we

William Gifford and wife

have this day bargained and sold, and do hereby transfer and convey unto the said Walter Charlie Ward, his ---------- (successors), heirs and assigns, *certain real estate in Davidson County, Tennessee, as follows:* land in Davidson County, Tennessee, being all of Lot No. 48 and the westerly feet of Lot No. 47 in the George E. Jackson's Subdivision of the Marable Tract, as of record in Book 161, page 86, Register's Office for Davidson County, Tennessee.

Said Lot 48 and the westerly feet of Lot No. 47 adjoin and front on the southerly side of Torbett Street, formerly Murry Street, and run back between parallel lines 115 feet to an alley.

That part of Lot No. 47 conveyed by deed from Sallie Digging to Georgia Mae Phillips of record in Book 2497, page 336, R.O.D.C., Tennessee is excluded from above description.

Being the same property conveyed to William Gifford by deed from Henry J. Moore and wife, Florence Moore as of record in Book 5276, page 52 Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2,750.00

Subscribed and sworn to before me, this the 16th day of June 19 78

Affiant W. M. Gibson

My commission expires: 7/14/79 (Affix Seal)

Notary Public Hazel C. Colson

HAZEL C. COLSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 3317 (House Number) Torbett St. (Street) Nashville, Tenn. 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 Walter Charlie Ward, his ---------- *(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.*

We *further covenant and bind* ourselves ---------- *heirs and representatives, to warrant and forever defend the title to said real estate to said* Walter Charlie Ward *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness hand this 16th *day of* June, 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.*

William Gifford

Dee Gifford

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hazel C. Colson, *a Notary Public, in and for said County and State,* William Clifford & wife, Sue Clifford, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 16th *day of* June, *19*78

Hazel C. Colson *Notary Public*

Commission expires 2/14/79

HAZEL C. COLSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

JUN 29 78 CONV *2,750.00
JUN 29 78 S'TAX B* 7.02
JUN 29 78 PR'FEE B* .50
JUN 29 78 W'DEED B* 4.00 * 11.52

WARRANTY DEED

FROM
William Clifford

TO
Walter Charlie Ward

Prepared by:
William M. Colson
2012 Beech Rd
City 37204

E 7.4032 *

IDENTIF. REFERENCE

JUN 29 1 47 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238