re-recorded

BOOK 5349 PAGE 1 BOOK 5035 PAGE 733

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Gary Ward and wife, Sherilyn (NAME)	New Owners (NAME)	
7445 Harness Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	142-2
Nashville, Tenn. (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	246 pt

WARRANTY DEED

For and in consideration of the sum of ----------Forty Five Thousand One Hundred Twelve Dollars and Ninety Three Cents -----($45,112.93)---------- DOLLARS

of which $18,500 has been paid in cash by Gary Ward and wife, Sherilyn Ward, and for the remainder the said Gary Ward and wife, Sherilyn Ward have assumed and agreed to pay the unpaid principal balance of $26,612.93 secured by a Deed of Trust of record in Trust Deed Book 4590, page 672, Register's Office for Davidson County, Tennessee.

OCT11 MISC B* 4.00 * 4.00

G. W. Hugh Brown and wife, Marvel Brown have bargained and sold, and by these presents do transfer and convey unto the said Gary Ward and wife, Sherilyn Ward

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 274 on the Plan of Cross Timbers, Section 5, of record in Platt Book 4300, page 90, Register's Office for said County.

Said Lot No. 274 fronts 93.5 feet on the southerly margin of Harness Drive, and extends back between parallel lines 150 feet to a line on the rear on which it measures 93.5 feet.

Being the same property conveyed to G. W. Hugh Brown and wife, Marvel Brown by deed from George M. Massey and wife, Charlotte Faye Massey, of record in Book 4928, page 596, Register's Office for said County.

This instrument is being rerecorded for the purpose of correcting the Section No. to "5" rather than "3" as shown.

JUN16 CONV 45,112.93
JUN16 STAX B* 117.26
JUN16 PRTFEE B* .50
JUN16 WDEED B* 4.00 * 121.76

unimproved ( )
This is improved (X) property, known as 7445 Harness Drive (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 14th day of June, 1976.

G. W. Hugh Brown

Marvel Brown

re-recorded

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Frank D Hostetler Jr., a Notary Public in and for said County and State, the within named G. W. Hugh Brown and wife, Marvel Brown

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, this 14th day of June, 1976.

My commission expires 8-2-76 Notary Public Frank D Hostetler Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____ this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

IDENTIFICATION REFERENCE
FILED JUN 15 AM 7:58
REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE
5398

IDENTIFICATION REFERENCE
FILED OCT 11 9 56 AM '76
REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE

E 9.35 57.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 45,112.93
This is equal to or greater than the property would bring at a fair and voluntary sale.

Gary Ward

Sworn to and subscribed before me this 15 day of June, 1976.

My commission expires 8-2-76 Notary Public Frank D Hostetler Jr.

This instrument was prepared by:
Woods & Woods, A Professional Assn, 121 17th Ave., S., Nashville, TN. 37203

LDW	Name	Address

WARRANTY DEED

FROM

G. W. Hugh Brown and wife, Marvel Brown

TO

Gary Ward and wife, Sherilyn Ward

Return To:
HOSTETTLER REALTY COMPANY
4004 Hillsboro Rd.
Bavarian Village
Nashville, Tennessee 37215

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

Return to:
David B. HERBERT
23rd Floor, L & C Tower
Nashville, Tennessee 37219

File 7258