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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

X Thompson I. Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December 1978

Frank M. Newman
Notary Public

MY COMMISSION EXPIRES: 10 Oct 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FRANK M. NEWMAN, ATTORNEY, DONELSON, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thompson I. Ward (NAME)	TVB Mortgage Corp. (NAME)	Map 135-12 A
2033 Nashboro Boulevard (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Par 17 + 62
Nashville, Tenn 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	20 65926 + 7

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, Claude R. Ouvrard (single)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thompson I. 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:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

Unit No. 2033, and Garage Unit 2031 G, in Nashboro Village Twelve Condominium, a horizontal property regime, as shown on the Plat of record in Book 4675, page 121 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Claude R. Ouvrard, by deed from 2154 Trading Corporation, as of record in Book 5231, page 243, in the Register's Office for Davidson County, Tennessee.

Carpeting, which is permanently applied to unfinished floors, is intended to be a fixture and a part of the realty.

This conveyance is made subject to the lien secured by a Deed of Trust of record in Book 5231, page 245 in the said Register's Office, the obligation to pay which is hereby assumed by the Grantee.

Possession to be given on or before January 5, 1979.

This is unimproved ( ) improved (X) property, known as 2033 Nashboro Boulevard (House Number) (Street) Nashville, Tennessee 37217 (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 my hand this 18th day of Dec. 19 78

X

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 Claude R. Ouvrard

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of December 19 78

Commission expires 10 October 1982

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

CLAUDE R. OUVRARD

TO

THOMPSON I. WARD

F. 0 5 6 1 9

IDENTIF. REFERENCE

DEC 18 12 14 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC 18 78	CONV	38,000.00			
DEC 18 78	S'TAX		8*	98.80	
DEC 18 78	PR'FEE		8*	.50	
DEC 18 78	W'DEED		8*	4.00	* 103.30