This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5377 PAGE 224

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles D. Ware and wife, Patricia A. Ware	First Tennessee Bank N. A. Memphis	148-7-82
(NAME)	(NAME)	
107 Denise Drive	P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tn. 37013	Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Charles D. Ware and wife, Patricia A. Ware and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Pamela B. Speer, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Charles D. Ware and wife, Patricia A. Ware

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 801 on the Plan of Cherokee Hills, Section 8, as of record in Book 3700, page 154, Register's Office for said County.
Said Lot No. 801 fronts 60.0 feet on the southeasterly margin of Denise Drive and extends back 197.2 feet on the northerly line and 219.1 feet on the southerly line to a line in the rear on which it measures 106.3 feet.

Being the same property conveyed to Ralph Wayne Speer and wife, Pamela B. Speer by deed from Banner Construction Company of record in Book 4384, page 294, Register's Office for said County, the said parties having since divorced and property was vested in Pamela B. Speer by divorce decree of record in Book 5352, page 419, Register's Office for said County.

This conveyance is subject to a 10-foot public utility and drainage easement, a 10-foot sewer easement, 20-foot sewer easement, 30-foot drainage easement, 30-foot minimum building setback line from Denise Drive, and conditions of Owner's Certificate of record in Book 3700, page 154, Register's Office for said County; and restrictive covenants of record in Book 4198, page 609, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 43,250.00

Subscribed and sworn to before me, this the 19th day of Dec. 19 78

Affiant Charles D Ware

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ensley

NOTARY PUBLIC STATE AT LARGE

unimproved ( )
This is improved (X) property, known as 107 Denise Drive, Antioch, Tennessee 37013
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (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, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 19th *day of* December, *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.*

Pamela B. Speer

Pamela B. Speer

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, a Notary Public in and *for said County and State,* Pamela B. Speer, unmarried

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Mary Ensey
Notary Public

Commission expires 4/21/80

NOTARY ENSEY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

DEC 20 78 CONV 43,950.00
DEC 20 78 S'TAX B* 114.14
DEC 20 78 PR'FEE B* .50
DEC 20 78 W'DEED B* 4.00 * 118.64

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM Pamela B. Speer

TO Charles D. Ware and wife, Patricia A. Ware

F. 0 6 1. 2. 3.

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IDENTIF. REFERENCE

DEC 20 12 50 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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627