1610 03/26 144.90- CHECK

FORM NO. WD-1

BOOK 5410 PAGE 993

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Dolores A. Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MARCH, 1979.

Notary Public

MY COMMISSION EXPIRES: 11-17-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM B. WARD, et ux (NAME)	Federated Financial Mortgage Co. (NAME)	4DI 24378
4573 Andrew Jackson Parkway (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway, Suite 700 (STREET ADDRESS)	75-4-36
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30339 (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, WILLIAM C. BROWN and S. GERALDINE TAYLOR, Joint Tenants with rights of survivorship,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM B. WARD, et ux DOLORES A. 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. 122 on the Plan of Tulip Grove Subdivision, Section III, as of record in Book 3700, page 146, Register's Office for Davidson County, Tennessee.

BEGINNING on the easterly margin of Andrew Jackson Parkway, being the common corner of Lots Nos. 121 and 122; thence in an easterly direction 153.48 feet to a point; thence northwardly 12.11 feet to a concrete monument; thence continuing northwardly 113.40 feet to a point on the southerly margin of Trenton Drive; thence with said margin westwardly 125.18 feet to a point at the beginning of a curve, thence around said curve southwestwardly 38.6. feet to a point on the easterly margin of Andrew Jackson Parkway; thence with said margin southwardly 90.00 feet to the point of beginning.

BEING the same property conveyed to William C. Brown and S. Geraldine Taylor, joint tenants with rights of survivorship, by deed from Mrs. Rosien Carter and Ms. Clara Faye Tubbs, of record in Book 5270, page 137, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4573 Andrew Jackson Parkway, Hermitage, Tennessee 37076
(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 26th day of March, 1979

William C Brown
WILLIAM C. BROWN

S. Geraldine Taylor
S. GERALDINE TAYLOR

STATE OF TENNESSEE
Davidson County

BOOK 5410 PAGE 994

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named WILLIAM C. BROWN and S. GERALDINE TAYLOR, joint tenants with rights of survivorship, the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein containd. Witness my hand and official seal at Nashville, Tennessee, this 26th day of March 19 79

Commission expires 11-17-80

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
WILLIAM C. BROWN and
S. GERALDINE TAYLOR

TO
WILLIAM B. WARD, et ux
DOLORES A. WARD

PLEASE FILE BOX "J"

F. 20666

IDENTIF. REFERENCE

Mar28 3 15 PM '79

FILED FOR RECORD & REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Row 1
Book 8 cpg
WILKINS, ADAMS & SPICER, ATTYS.
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5410 PAGE 995

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			54000.00- CO	
			140.40 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 144.90-	
			1610A03/28/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.20666

T
IDENTIF. REFERENCE

MAR 23 3 15 PM '79

REGISTER
DAVIDSON COUNTY, TENN.

No. 673105