Prepared by: Hall, Bedford & Nichol
18th Floor
First American Center
Nashville, TN 37238

WARRANTY DEED

BOOK 5662 PAGE 94

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Terry N. Ward et ux	First Tennessee Bank , NA	Map 162-2
(NAME)	Mortgage Loan Division	
248 Coleridge Court	P. O. Box 474	Par. 259
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Memphis, Tennessee 33101	5DU 51614
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------

Ten and no/100 ($10.00)---------- *Dollars,*
Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance owing on a note in the original amount of $36,550.00 to First Tennessee Bank, NA, Memphis, secured by a deed of trust to Ralph E. Kelly, Trustee, of record in Book 5308, page 795, Register's Office for Davidson County, Tennessee.

We, Jeffrey A. Stein and wife, Lorraine Stein,

have this day bargained and sold, and do hereby transfer and convey unto the said

Terry N. Ward and wife, Jonna S. Ward, their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Colemont Heights, Section 2, as of record in Book 4300, page 133, Register's Office for said County, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey A. Stein and wife, Lorraine Stein, by deed from Raymond Douglas Ferguson of record in Book 5308, page 793, 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 $ 40,049.68

Subscribed and sworn to before me, this the 3 day of October, 1980

Affiant Terry N. Ward

My commission expires: April 15, 1981 (Affix Seal)

Notary Public

This is (X) unimproved ( ) improved property, known as 248 Coleridge Court, Nashville, Tennessee
(House Number) (Street) 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
Terry N. Ward and wife, Jonna S. Ward, 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,* except as herein mentioned.

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.

Witness our *hand* S *this* 3rd *day of* October, 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jeffrey A. Stein
(Jeffrey A. Stein)

Lorraine Stein
(Lorraine Stein)

BOOK 5662 PAGE 95

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* Jeffrey A. Stein and wife, Lorraine Stein .....

*the within named bargainor*s, *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 .....
this 3 *day of* October, *19* 80

Commission expires Oct 18, 1981

JOE MORGAN NOTARY PUBLIC DAVIDSON COUNTY 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 .....

7153 [illegible]

G. 1. 1. 6 6 3

IDENTIF. REFERENCE

OCT 8 11 49 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Jeffrey A. Stein et ux

TO

Timothy N. Ward et ux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			46049.68-	CO
			119.60	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	126.10-
7153A	10/08/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I.-6663

IDENTIF. REFERENCE

T

OCT 8 11 50 AM '80

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

No. 784850