This instrument prepared by Milton W. Smith, Jr.,
2400 Crestmoor Road, Nashville, TN 37215

WARRANTY DEED

BOOK 5674 PAGE 887

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James W. Ward, Jr. (NAME)	Home Federal Savings & Loan (NAME)	Map 131-5-A
#153, 5039 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue North (STREET ADDRESS)	Parcel 153
Nashville, TN 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ---------- ($10.00) ---------- *Dollars,*

Cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, including the assumption by the Grantee of the unpaid balance of that deed of trust executed by Reese L. Smith, Jr., and Harry M. Rowland, Trustees, to Home Federal Savings and Loan Association of record in Book 5006, page 711, Register's Office for Davidson County, Tennessee, in the original principal amount of $65,920, which unpaid balance Grentee assumes and promises to pay according to the terms set out therein,
William N. Browder and wife, Diana G. Browder, hereinafter called Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said
James W. Ward, Jr., hereinafter called Grantee, his

certain real estate in Davidson County, Tennessee, as follows: (~~XXXXXX~~ *heirs and assigns.*

Being Unit No. 153, Jefferson Square Townhouses, Section One, a horizontal property regime, as shown on the Plat of Jefferson Square, Section One, of record in Book 4675, page 12, Register's Office for said county, and described in the Master Deed of record in Book 4731, page 332, said Register's Office, to which reference is here made.

Being the same property conveyed to Grantor by deed from Reese L. Smith, Jr., and Harry M. Rowland, Trustees, of record in Book 5192, page 737, said Register's Office.

This conveyance is subject to the easements, restrictions, regulations, and assessments imposed upon said unit by the Master Deed and the By-Laws appended thereto of record in Book 4731, pages 332 and 341, said Register's Office, which are incorporated is this deed by reference and made a part hereof as though copied herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $90,813.55

Subscribed and sworn to before me, this the 4th day of November 19 80

Affiant

My commission expires: Jan 22, 1984 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as #153, 5039 Hillsboro Road, Nashville, TN 37215
(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
Grantee, his

(~~XXXXX~~),

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a valid 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* Grantee, his

~~XXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 4th *day of* November, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William N. Browder

Diana G. Browder

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* William N. Browder and wife, Diana G. Browder

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 Nashville, *Tennessee*

This 6th *day of* November, *19* 80

Notary Public

Commission expires Jan 22, 1984

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 .

2971 11/6 248.84- CHECK

WARRANTY DEED

FROM

TO

G 1 6 2 7 4

IDENTIF. REFERENCE

Nov 6 1 28 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Colonial Title Company
2400 Crestmoor Road
NASHVILLE, TENNESSEE 37215

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5674 PAGE 889

RECEIVED OF _____

FOR _____

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
			90873.55- CO	
			236.34 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	242.34-
297	A11/06/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I.6.2.7.4

IDENTIF. REFERENCE

Nov 6 1 20 PM '80

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

No. 790479