150-S-183
20-62150

CORPORATE FORM

WARRANTY DEED

MST Tract Reference: _____

THIS INDENTURE, made and entered into this 2nd day of June 19 81, by and between Holiday Inns, Inc.

a corporation organized and existing under and by virtue of the laws of the State of Tennessee party of the first part, and

Sanford W. Ward and wife Bobbie S. Ward BOOK 5757 PAGE 643

party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars (10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson State of Tennessee: BEING Lot No. 734 on the plan of Edge-O-Lake estates, Section 17, as of record in Book 4460, Page 44, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. SAID Lot No. 734 fronts 90.0 feet on the easterly side of Desplane Drive and extends back 145.15 feet on the northerly side and 140.0 feet on the southerly side to a dead line measuring 68.86 feet, being the same property conveyed to the party of the first part by deed dated May 16, 1980 from Wiley Johnson, Jr. and wife, Hazel D. Johnson of record in Book 5603, page 494, Register's office for said county.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

This is improved property known as 2824 Desplane Drive, Nashville, Tennessee 37217.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered.

This deed is subject to (1) Restrictions of record in Book 4544, page 802, Register's office for said county and (2) existing building restrictions and/or zoning ordinances and easements of record (3) and 1981 taxes not yet due and payable.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

ATTEST: Clarence Colbert, Jr.
Clarence Colbert, Jr, Secretary

Holiday Inns, Inc.
By: x Craig H. Norville
Craig H. Norville, Vice President

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Craig H. Norville with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Vice President of Holiday Inns, Inc. the within named bargainor, a corporation, and that he as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Vice President.

WITNESS my hand and Official Seal at office this 2nd day of June 19 81

My commission expires My Commission Expires March 27, 1984

M. Elaine Green
Notary Public

(FOR RECORDING DATA ONLY)

Property address 2824 Desplane Drive, Nashville, TN 37217

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Sanford W. Ward and wife Bobbie S. Ward
2824 Desplane Drive
Nashville, Tennessee 37217

This instrument prepared by:
Clarence J. Colbert, Esq.
3742 Lamar Avenue, Memphis, Tennessee

State tax	$	
Register's fee		.50
Recording fee		4.00
Total		

T.G. #

Return to:

Form 39 Revised 9/26/73

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 53,675, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

x Craig H. Norville
Affiant

Subscribed and sworn to before me this 2nd day of June 19 81

M. Elaine Green
Notary Public

My Commission Expires March 27, 1984

Mid-South Title Insurance Corporation

P. O. BOX 432, MEMPHIS, TENN.

MST

1360 06/16 146.12- CHECK

BOOK 5757 PAGE 644

G 4 6 3 5 5

IDENTIF. REFERENCE

JUN 16 9 04 AM '81

FELIX Z. WILSON — REGISTER
DAVIDSON COUNTY, TENN.

RECORD AND MAIL TO

GAIL PIGG, ATTORNEY
Suite 1501, One Commerce Place
Nashville, TN 37239

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5757 PAGE 645

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
			53675.00- CO	
			139.62 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 146.12-	
1360A06/16/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.4.63 55

IDENTIF. REFERENCE

JUN 16 9 04 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 827455