740244

FORM NO. WD-1

BOOK 5793 PAGE 727

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September, 1981.

Notary Public

MY COMMISSION EXPIRES: 10-12-82

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Spalding (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 116-11-96
327 Lynnwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	BM-1650 Jsl
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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 M. WARD AND WIFE, MARGARET N. WARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL J. SPALDING, A MARRIED MAN

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. 1 on the Plan of William M. Ward Subdivision, being a re-subdivision of Lot No. 44 and the north part of Lot No. 45 and 54 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract of record in Book 421, page 102 and 103, said plan being of record in Plat Book 5210, page 395, said Register's Office.

Said Lot No. 1 fronts a total of 345.30 feet on the westerly side of Lynnwood Boulevard and runs back 228.51 feet on the southerly lot line and 143.50 feet on the northerly lot line to a line in the rear which measures 245.01 feet on the rear lot line.

Being part of the same property conveyed to William M. Ward and wife, Margaret N. Ward by deed from Eben A. Wortham of record in Book 4831, page 388, Register's Office for Davidson County, Tennessee.

It is agreed and understood that Margaret N. Ward and Margaret Nowell is one and the same person.

unimproved ( )
This is improved (X) property, known as 327 Lynnwood Boulevard, Nashville, Tennessee 37205
(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 11th day of September, 19 81

William M. Ward

Margaret N. Ward

STATE OF TENNESSEE
Davidson County

BOOK 5793 PAGE 728

Personally appeared before me, Dorothy J. Humphreys, a Notary Public in and for said County and State, the within named William M. Ward and wife, Margaret Nowell Ward

the bargainors, 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 11th day of September 1981.

Commission expires 10-17-82

Dorothy J. Humphreys
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 M. Ward and wife,

TO
Margaret N. Ward

Michael J. Spalding

G 5 9 5 6 0

IDENTIFICATION REFERENCE

SEP 11 3 17 PM '81

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

7622

CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5793 PAGE 729

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
			25500.00- CO	
			613.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 619.50-	
			766TAX09/11/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

659560

DOCUMENT REFERENCE

SEP 11 3 17 PM '81

REGISTER
DAVIDSON COUNTY, TENN.

No. 843134