This instrument prepared by Ervin M. Entrekin, Attorney, 26th Floor, First American Center, Nashville, Tennessee 37238

WARRANTY DEED BOOK 5807 PAGE 901

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
Howard B Hayes 409 Ellendale Drive Nashville, Tennessee 37205	SAME	116-11 1

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Thousand Dollars ($180,000.00),

We, JEAN WARD OLDFIELD, as to a one-half undivided interest and WILLIAM E. WARD, III, as to a one-half undivided interest as devisees under the will of Rosa Lee Lynn Ward as of record in Will Book 135, page 278, Probate Clerk's Office for Davidson County, Tennessee, have this day bargained and sold and do hereby transfer and convey unto HOWARD B. HAYES, unmarried, his representatives, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 15 of Block "B" on the Plan of Honeywood Subdivision of The Malone Estate, not of record, described according to a survey made by W. B. Southgate, Surveyor, July _____, 1931, as follows:

BEGINNING on the westerly margin of Ellendale Avenue at a point 314.5 feet south of the southerly margin of Malone Avenue, said point being the corner of Lots Nos. 15 and 16; thence with the line between said two lots, westwardly 237 feet to the common corner of Lots Nos. 2, 3, 15 and 16; thence with the line between Lots Nos. 3 and 15, southwardly 204 feet to the corner of Lots Nos. 14 and 15; thence with the line between said two lots, eastwardly 280 feet to the westerly margin of Ellendale Avenue; thence with said Avenue, Northwardly 200 feet to the beginning.

BEING the same property conveyed to William E. Ward Jr., and wife Rosa Lee Ward, by deed from Mary Cornelia Malone and Julia Malone Trabue, unmarried women, and Ellen F. Magruder, an unmarried woman and Edward F. Malone and wife Faye H. Malone of record in book 1361, page 233, Register's Office for Davidson County, Tennessee. The said parties having since died. The said William E. Ward, Jr., having predeceased his wife Rosa Lee Ward. And being the same property devised to Jean Ward Oldfield, as to a 1/2 undivided interest; and William E. Ward, III, as to a 1/2 undivided interest as devisees under the will of Rosa Lee Lynn Ward, deceased, as of record in Will Book 135, page 178, Probate Clerk's Office for Davidson County, Tennessee.

The above property is subject to restrictive covenants contained in instrument of record in book 1361, page 233, Register's Office for Davdison County, Tennessee.

This is improved property known as 409 Ellendale Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said HOWARD B. HAYES, his representatives, heirs and assigns forever, we, JEAN WARD OLDFIELD and WILLIAM E. WARD, III do 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 for current taxes and as otherwise indicated herein.

We do further covenant and bind ourselves, our successors and assigns to warrant and forever defend the title to said real estate to the said HOWARD B. HAYES, his representatives, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 15th day of October, 1981.

Jean Ward Oldfield
JEAN WARD OLDFIELD

William E. Ward
WILLIAM E. WARD, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $180,000.00.

Subscribed and sworn to before me, this the 15th day of October, 1981.

AFFIANT

NOTARY PUBLIC

MY COMMISSION EXPIRES: January 18, 1982
(AFFIX SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEAN WARD OLDFIELD, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of October, 1981.

NOTARY PUBLIC

MY COMMISSION EXPIRES: January 18, 1982.

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM E. WARD, III, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of October, 1981.

NOTARY PUBLIC

MY COMMISSION EXPIRES: January 18, 1982.

G.64248

IDENTIF. REFERENCE

Oct 16 4 23 PM '81

FELIX Z. NIELSON REGISTER
DAVIDSON COUNTY, TENN.

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 5807 PAGE 903

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
			180000.00-	CO
			468.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	474.50-
3358A	10/16/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 6 4 2 4 8

IDENTIF. REFERENCE

Oct 16 4 23 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 848649