WARRANTY DEED

B047

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter E. Adair	Capitol Mortgage Corporation	74-12-75
(NAME:)	(NAME:)	
190 Jacksonian Drive	1100 Kermit Drive - Suite 206	4D 31580
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37217	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND 00/100---------- ($10.00)----------*DOLLARS*

and other valuable consideration, the receipt of which is hereby acknowledged, we,

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Robert A. Ward and wife, Retta Ward

have bargained and sold, and by these presents do transfer and convey unto the said Walter E. Adair and wife, Jane C. Adair

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. 848 on the Plan of Hermitage Hills, Section VII, as shown on Plat of record in Book 3300, apges 62 and 63, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Robert A. Ward and wife, Retta Ward by deed from Henry S. Johnson and wife, Chloe Etta Johnson, of record in Book 5097, page 600, said Register's Office.

H. 5. 4. 7. 5. 7.

IDENTIF. REFERENCE

JUN 17 10 54 AM '83

FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as 190 Jacksonian Drive, Hermitage, TN 37076
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter E. Adair and wife, Jane C. Adair, their *heirs and assigns, forever.*

And we *do covenant with the said* Walter E. Adair and wife, Jane C. Adair *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.*

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* Walter E. Adair and wife, Jane C. Adair *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 7th *day of* June, 1983, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 43,950.00

Affiant

Subscribed and sworn to before me, this the 7th day of June, 83

Notary Public

My Commission Expires: 1-2-86

(Affix Seal)

Retta D. Ward

Robert A. Ward

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Robert A. Ward and wife, Retta Ward

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* 7th *day of* June, *19* 83

Gail C Victory
Notary Public

Commission expires 1-27-86

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 contcined, 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 .....

WARRANTY DEED

FROM

Robert A. Ward and wife, Retta Ward

TO

Walter E. Adair and wife,

Jane C. Adair

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

OFFICIAL RECEIPT

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

RECEIVED OF_____

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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
			43950.00- CO	
			114.14 CO TX	
			.50 PRFEE	
			6.00 MISC	
			CHECK 120.64-	
			5816A06/17/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 4 7 5 7

IDENTIF. REFERENCE

JUN 17 10 54 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 957468