This instrument was prepared by KENNETH M. BALLEW, Attorney at Law, 333 Gallatin Road, Madison, TN. 37115 from information furnished by the parties.

WARRANTY DEED

mail ↗

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward Ray Ward et ux	First Fidelity Mortgage Company	44-5
(NAME) 330 Keeton Avenue	(NAME) P.O. Box 7222	37
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, TN 37138	(STREET ADDRESS) Monroe, LA. 71203-1822	4D-38065
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	BOOK 6209 PAGE 112

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) *Dollars,*

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of a certain indebtedness payable to First Fidelity Mortgage Company and secured by a deed of trust of record in Book ____, page ____, Register's Office for Davidson County, Tennessee;

We, EARL GLEN DUKE AND WIFE, MILDRED JANE DUKE,

have this day bargained and sold, and do hereby transfer and convey unto the said EDWARD RAY WARD AND WIFE, SARAH WAIDE WARD, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southeasterly 71 feet of the northwesterly 88 feet of Lot No. 53 on the unrecorded Map of Scenic View and being designated as Lot "BB" on a map of a resubdivision of certain lots in said Subdivision, and described according to a copy of a survey thereof made by James L. Murphy, Jr., Surveyor, June 2, 1959, as follows:

Beginning at a point in the southwesterly margin of Keeton Avenue, 13 feet northwest from the corner of Lots Nos. 53 and 54; said point being 892.2 feet northwest from a concrete monument set at the beginning of a curve into Hillman Place; thence southwesterly, parallel to the line between Lots Nos. 53 and 54, south 43° 59' west 165 feet to a point; thence north 46° 10' west 71 feet to a point which is 16 feet southeast of the corner of Lots Nos. 52 and 53; thence north 43° 59' east parallel to the line between Lots Nos. 52 and 53, 165 feet to the margin of Keeton Avenue; thence with the margin of the same, south 46° 10' east 71 feet to the point of beginning.

Being the same property conveyed to Earl Glen Duke and wife, Mildred Jane Duke, by deed from John Edd Walker and wife, Mary K. Walker, of record in Book 4607, page 430, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11,556.76

Subscribed and sworn to before me, this the 5 day of January 19 84

Affiant Edward R Ward

My commission expires: 10-20-85 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 330 Keeton Avenue, Old Hickory, TN 37138 (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 Edward Ray Ward and wife, Sarah Waide Ward, their *(successors), heirs and assigns forever.* We *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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Edward Ray Ward and wife, Sarah Waide Ward, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 5 *day of* January, 19 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Earl Glen Duke
Earl Glen Duke

Mildred Jane Duke
Mildred Jane Duke

01/06 35.66 CHECK

4281

BOOK 6209 PAGE 113

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Earl Glen Duke and wife, Mildred Jane Duke

*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* 5 *day of* January, *19*84

Notary Public

Commission expires 10-20-85

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 .....

WARRANTY DEED

FROM

EARL GLEN DUKE ET UX

TO

EDWARD RAY WARD ET UX

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

JOB/ITF/REFERENCE

H 9 5 8 9 7

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6209 PAGE 114

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
			11553.76-	CAMT.
			VD 11553.76	CAMT.
			11556.76-	CAMT.
			30.16	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	36.66-
			428 A01/06/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 95897

IDENTIF. REFERENCE

JAN 6 9 44 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 4754