FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 1984

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecil Ward (NAME)	Same (NAME)	Map 81-11
1721 10th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 500.00
Nashville, TN 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	2W-8520

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, Joe W. Fitzgerald and wife, Dorothy L. Fitzgerald

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cecil Ward

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:

BEING part of the northerly 50 feet of Lot 291 on the Plan of McGavock, Wetmore and Others 1st Addition to Nashville, called the Town of McGavock, of record in Book 21, page 23, said Register's Office, and a part of Lot 4 on the Map showing the resubdivision of Parts of Lots 290-294, inclusive, in said McGavock, Wetmore and Others 1st Addition, of record described as follows:

BEGINNING in the southwest corner of Buchanan Street, formerly Hydes Ferry Pike, and Tenth Avenue North, formerly Polk Street; thence with the westerly margin of said 10th Avenue, southwardly 50 feet to the northerly line of James Lonnie Jeanette and wife, by deed from Loftin Nokes and wife, of record in Book 3673, page 94, said Register's Office, thence westerly with Jeanette's line 47.0 feet to the westerly margin of a concrete block coal shed; thence northerly with said block wall 8.2 feet; thence easterly 8.6 feet running with said block wall to the corner of a brick wall which forms the western boundary of the building and land being sold herein; thence in a northwesterly direction with the center of said wall to the southerly margin of Buchanan Street; thence with same, eastwardly 48.2 feet to the beginning.

ALSO included in this conveyance is an easement for driveway purposes over the property of grantor's adjoining that described above and further described as follows, to-wit:

BEGINNING at a point in the margin of the 16 foot alley on the westerly margin of grantor's property, said point being 8 feet northwest of Jeanette's northwest corner; thence along the margin of said alley 12 feet to a point; thence at right angles to said alley in an easterly direction to the coal shed on the westerly line of the above described property. This easement of way is for use as a driveway to serve the within conveyed property. Said easement shall be an appurtenance to the within conveyed property and shall run with the land. The said easement shall continue so long as the present building stands on said property and so long as it's reasonably necessary for proper driveway service for said property.

BEING the same property conveyed to Joe W. Fitzgerald and wife, Dorothy L. Fitzgerald by deed from Charles Daniel Nussbaumer and wife, Sarah Florence Nussbaumer of record in Book 4759, page 908, Register's Office for Davidson County, Tennessee.

TAXES for 1984 have been pro-rated and assumed by Grantees

THIS conveyance subject to any restrictive covenants, easements and setback lines and Driveway easement in book 4759, page 908, said Register's Office.

CHECK This is improved ( ) unimproved (XX) property, known as 1001 Buchanan Street Nashville, TN (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

04 03 37.70 - 5517

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 hands this 2nd day of April, 19 84

Joe W. Fitzgerald

Dorothy L. Fitzgerald

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Joe W. Fitzgerald and Dorothy L. Fitzgerald

the 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 2nd day of April 19 84

Commission expires 4/21/85

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
Joe W. Fitzgerald and wife,

Dorothy L. Fitzgerald

TO
Cecil Ward

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

IDENTIF. REFERENCE

APR 3 10 26 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

11 30 45

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

RECEIVED OF _____

FOR _____

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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

12000.00- CAMT.
31.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 37.70-
5517A04/03/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 3 0 4 5.

IDENTIF. REFERENCE

APR 3 10 26 AM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 25368