4d-15
Par 262

WARRANTY DEED

This instrument prepared by

FLATT & JARED, ATTORNEYS
11 North Washington
Cookeville, TN 38501

SEND TAX BILLS TO
Name Mr. and Mrs. Kevin A. Ward BOOK 6713 PAGE 8
Address 1008 Elliston Street
City Old Hickory State TN Zip 37138

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and for the further consideration that the grantees shall assume one certain trust deed dated _____, 19__, and filed for record _____, 19__, in the office of the recorder of deeds of Davidson County, Tennessee, in Trust Deed Book _____, page _____, and note of even date thereby secured, in the original principal amount of $ _____, payable to Fidelity Federal Savings and Loan Association, which debt the grantees herein assume and agree to pay as part payment of the purchase price, and grantees further agree to hold the grantors harmless from any liability thereon.

We, Waitmen C. Crislip and wife, Margaret A. Crislip,
have this day bargained and sold, and do hereby transfer and convey unto
Kevin A. Ward and wife, Janet Lea Ward,
their, heirs and assigns,
hereinafter referred to as "grantees", whether one or more, certain real estate located in
the _____ Civil District of Davidson County, State of Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 70 on the Plan of Village of Old Hickory, Section "D", of record in Plat Book 1424, Page 65, said Register's Office. Said Lot No. 70 fronts 55.1 feet on the westerly side of Elliston Street and runs back 66.6 feet on the southerly line and 66.8 feet on the northerly line to a line in the rear which measures 55.1 feet thereon.

Subject to and/or reserving one (1) permanent easement 2.5 feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.

54306

IDENTIFICATION REFERENCE

Nov 20 9 59 AM '85

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 23,700
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 20th DAY OF Nov. 1985.
Deputy Register

THE PREVIOUS AND LAST conveyance being a Deed from Carolyn Gail Sims, Et Al. to Waitmen C. Crislip, Et Ux. in Book 5583, page 251 Register's Office of the above county.
TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their 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. except as mentioned hereinabove.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 19th day of November, 1985

WAITMEN C. CRISLIP

MARGARET A. CRISLIP

STATE OF TENNESSEE
COUNTY OF PUTNAM
The actual consideration or value whichever is greater, for this transfer of $ _____

Affiant _____

Subscribed and sworn to before me, this the _____ day of _____ 19____

My commission expires _____

Notary Public

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF PUTNAM

BOOK 671 PAGE 9

PERSONALLY APPEARED before me _____ A Notary Public in and for said County and State _____

the within named bargainor _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contains.

WITNESS MY HAND and official seal at _____ this _____ day of _____, 19 ____.

Commission expires _____ _____ Notary Public

STATE OF TENNESSEE
COUNTY OF PUTNAM

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, WAITMEN C. CRISLIP and wife, MARGARET A. CRISLIP, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Cookeville, Tennessee, this 19th day of November, 1985.

My Commission Expires:

6-7-89

Sandy Vaden
NOTARY PUBLIC

SANDY VADEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF
COUNTY OF

PERSONALLY APPEARED before me _____, a Notary Public in and for said County and State, _____

the within named bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at _____ Tennessee. this _____ day of _____, 19 ____.

Commission expires _____ _____ Notary Public

STATE OF TENNESSEE, PUTNAM COUNTY

The foregoing instrument and certificate were noted in Notebook _____, Page _____ at _____ O'clock ____M _____, 19 _____ and recorded in Warranty Deed Book _____, Page _____
State Tax Paid $ _____ Fee _____ Recording Fee _____ Total $ _____

Witness my hand.

Receipt No. _____ _____ Register

WARRANTY DEED

FROM

WAITMEN C. CRISLIP, ET UX.

TO

KEVIN A. WARD, ET UX.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6713 PAGE 10

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

23700.00- CAPT.
61.62 CSTAX
.50 PREEL
6.00 MORTG
CHECK 68.12-
8242A11/20/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54306

IDENTIFICATION REFERENCE

Nov 20 9 39 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 193412