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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

John R Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd 6th DAY OF January, 19 86.

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John R. Parker, Attorney at Law, 706, 18th Ave. S., Nashville, Tn. 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Ward (NAME)	Same (NAME)	161-11 A
P.O. Box 111446 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	70-73; 79-149
Nashville, Tn. 37222 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Ward & Walsh, a general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. 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:

Land in Davidson County, Tennessee, being Unit Nos. 70,71,72 and 73, and Unit Nos. 79 through 149, inclusive, on the Plat of Huntington Ridge Townhouses, of record in Plat Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ward and Walsh, a general partnership composed of James E. Ward and Harry P. Walsh, by deed of record in Book 6487, page 744, in the Register's Office for Davidson County, Tennessee.

As part payment of the purchase price, Grantees assume and agree to pay the unpaid principal balance together with interest as it accrues thereon on that certain promissory note secured by the deed of trust of record in Book 6487, page 749, Register's Office for Davidson County, Tennessee. Grantees also agree to indemnify and hold harmless Grantors from any loss by reason of said note and deed of trust.

This conveyance is subject to such easements, restrictions and setback lines as may effect this property.

This is unimproved ( ) improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 my hand this 2nd day of January, 19 86

Ward & Walsh, a general partnership

by [signature]

James E. Ward, partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, of the State and County aforesaid, personally appeared James E. Ward, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of Ward and Walsh, the within named bargainer, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therin contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 2nd day of January, 1986.

My Commission Expires: July 17, 1988

Notary Public

NOTARY PUBLIC

66209

IDENTIFICATION REFERENCE

JAN 6 8 47 AM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

RECEIVED

WARRANTY DEED

FROM
Ward & Walsh

TO
James E. Ward
& Associates, Inc.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

225000.00- CONT.
585.00 CSTAX
.50 PREC
6.00 WDED
CHECK 591.50-
2730A01/06/86 BAL .00

6 6 2 0 9

IDENTIFICATION REFERENCE

JAN 6 8 47 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 207558