fee 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
MARION L. WARD, JR. ET UX	SAME AS NEW OWNER	Map 53-3
(NAME)	(NAME)	
2040 Overhill Dr.		Parcel 228
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215		4D 45855
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7306 PAGE 484

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

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, HUGH L. MARSH, JR. AND WIFE, KATHERINE A. MARSH,

have bargained and sold, and by these presents do transfer and convey unto the said MARION L. WARD, JR. AND WIFE, PENNY B. WARD

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, and being MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS FULLY AS IF COPIED HEREIN VERBATIM.

Being the same property conveyed to Hugh L. Marsh, Jr. and wife, Katherine A. Marsh, by deed from Mary Melton Johnson, A widow of record in Book 6418, page 951, Register's Office for Davidson County, Tennessee.

49340

IDENTIFICATION REFERENCE

JUL 27 8 10 AM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 1301 Riverside Drive
(House Number) (Street)
Old Hickory, TN 37138
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 17th day of July, 19 87.

Hugh L. Marsh
Hugh L. Marsh, Jr.

Katherine A. Marsh
Katherine A. Marsh

BOOK 7306 PAGE 485

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Hugh L. Marsh, Jr. and wife, Katherine A. Marsh

the within named bargainor s, *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 Madison, *Tennessee, this* 17th *day of* July, *19* 87

Joyce B. Donahue, *Notary Public*

Commission expires 7-17-88

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

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 (or proved to me on the basis of satisfactory evidence), 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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 200,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Marion L. Ward, Jr.

Sworn to and subscribed before me
this 17th day of July, 19 87.

My commission expires 7-17-88 Notary Public Joyce B. Donahue

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

RETURN TO: This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115
Name Address

WARRANTY DEED

FROM
HUGH L. MARSH, JR. ET UX

TO
MARION L. WARD, JR. ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

EXHIBIT "A"

Tract No. 1: Land in Davidson County, Tennessee, being Lot No. 120 in Section "B" Plan of Village of Old Hickory, as shown on plan of record in Book 1424, page 67, Register's Office for said County.

Said Lot No. 120 fronts 158.6 feet on the east side of Riverside Road, and contains 1.2 acres, more or less.

Tract No. 2: Land in Davidson County, Tennessee, being the South 50 feet of Lot No. 15 of Section "B" on the Map of the Village of Old Hickory, of record in Book 1424, page 64, Register's Office of said County.

Said part of said lot fronts 50 feet on the easterly side of Riverside Road and runs back between parallel lines 352.5 feet, more or less, to the approximate edge of the low water mark of the Cumberland River.

INCLUDED in the above description but expressly EXCLUDED therefrom is the following described tract conveyed by Eugene P. Johnson and wife, Helen Hale Johnson, to the United States of America by deed of record in Book 2195, page 10, Register's Office for said County, described as follows:

A tract of land situated on the left descending back of the Cumberland River in the Village of Old Hickory, in the 4th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the line of the lands now or formerly of Earl E. and Viola L. Swensson, said point being North 85 degrees 32' East 328 feet from the most southwesterly corner of the lands of said Swensson and the most northwesterly corner of the lands of the subject owner; thence, front the point of beginning, and along said Swensson line, North 85 degrees 32' East 35 feet to a point in the low water mark of the Cumberland River; thence, southeasterly and upstream following the meanderings of said water line, a distance of 260 feet, more or less, to a corner common to the land now or formerly of W. R. and Mary H. Stevens; thence leaving said water line and along said Stevens line, South 88 degrees 19' West 50 feet; thence , severing the lands of the subject owner, North 15 degrees 00'West 253 feet to the point of beginning, containing twenty-five hundredths (0.25) of any acre, more or less.

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

RECEIVED OF _____

FOR _____

BOOK 7306 PAGE 487

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

20 [illegible] CA 11.
560.00 STAX
.50 PRF
9.00 MOR 1
CHECK [illegible]
4038A07/27/87 [illegible] .11

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49340

IDENTIFI REFERENCE

JUL 27 8 10 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.108117