MORTGAGEE:

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
ROBERT PORTER WARD, JR. ETUX	CTX MORTGAGE COMPANY	25W 5650
(NAME) 4110 Colorado Avenue	(NAME) P.O. Box 19000	103-4-398
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37209	(STREET ADDRESS) Dallas, TExas 75219-9000	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

Bod 47

BOOK 7567 PAGE 159

WARRANTY DEED

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,

I, MARY FENTRESS SMITH, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said ROBERT PORTER WARD, JR. AND WIFE, JANET SMITH 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, Being the Easterly Fifty feet of Lot No. 36 in WEST END ANNEX, the plan of which is of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

SAID part of the said Lot fronts Fifty feet on the Northerly side of Colorado Avenue and extends back in a Northerly direction between parallel lines 162.9 feet to an alley.

Being the same property conveyed to HARRY C. SMITH and wife, MARY FENTRESS SMITH by deed from CHARLES H. PHELAN and wife, CATHERINE FOREHAND PHELAN, of record in Book 1031, Page 225, Register's Office for Davidson County, Tennessee. The said Harry C. Smith having since died.

37943

IDENTIFICATION REFERENCE

JUN 8 2 15 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (xx) property, known as 4119 Colorado Avenue (House Number) (Street)
Nashville, TN (City or Town) 37209 (Zip Code)
(P.O. Address)

To have and to hold the said trade 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 1st day of June, 19 88.

Mary Fentress Smith

Mary Fentress Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, a Notary Public in and for said County and State Mary Fentress Smith, unmarried,

the within named bargainor _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Madison, Tennessee, this 1st day of June, 19 88

Notary Public

Commission expires 7-17-85

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 (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 seat, 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 $64,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Robert Porter Ward, Jr.

Sworn to and subscribed before me this 1st day of June 19 88

My commission expires 7-17-88 Notary Public

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

WARRANTY DEED

FROM

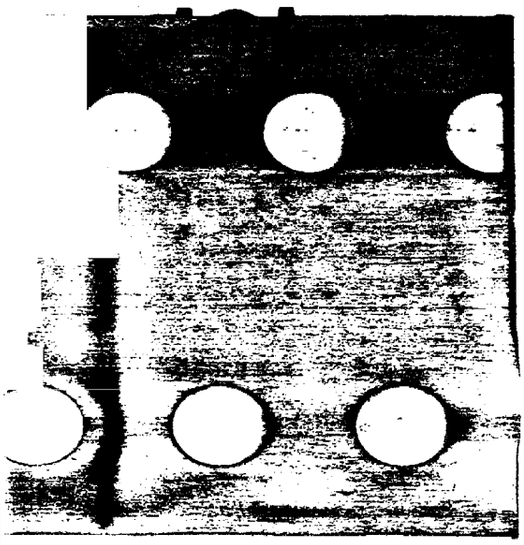
MARY FENTRESS SMITH

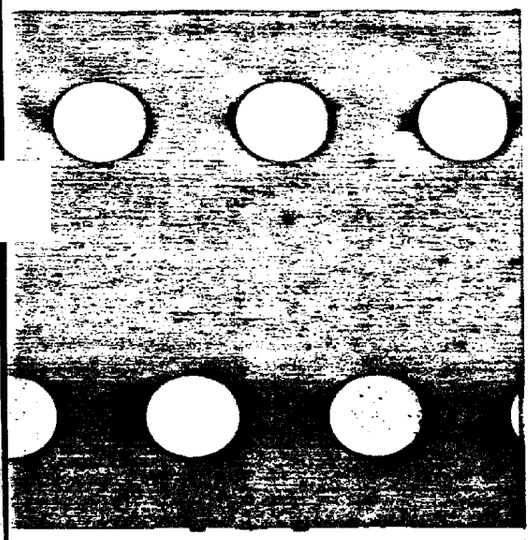
TO

ROBERT PORTER WARD, JR. ET UX

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

AREA CODE 615
TELEPHONE 865-4750





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37943

IDENTIFI REFERENCE

JUN 8 2 15 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CAMT	64500.00
CON TX	180.60
PRFEE	0.50
WIEED	6.00
TOTAL	187.10
CHECK	187.10

06/08/88 01 14:17 0001 2987

No. 99857