Box 15 JR

BOOK 9371 PAGE 808

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

WARRANTY DEED

Address New Owner(s) as follows: ALLER PORTER DAVIS, 1015 Chicamauga Avenue, Nashville TN 37206

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. Field Book No. 27W-18770, Map 083-05-0, Parcel No. 062.00.

For and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, including the assumption by Grantee and agreement to pay the balance owing on a note payable to Lumbermen's Investment Corporation in the original principal amount of $26,900.00, secured by Deed of Trust from Sam Ward, Jr. and wife, Aller Porter Ward, to W. E. Cockrell, Jr., Trustee, recorded in Book 5257, page 373, and re-recorded in Book 5264, page 130, and then assigned to the Secretary of Housing and Urban Development by instrument of record in Book 7781, page 218, all Register's Office for Davidson County, Tennessee, I, SAM WARD, JR., unmarried, hereinafter referred to as Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto ALLER PORTER DAVIS, her heirs and assigns, hereinafter referred to as Grantee, my one-half (1/2) undivided interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved property, known as 1015 Chicamauga Avenue or Street, Nashville TN 37206.

TO HAVE AND TO HOLD said one-half (1/2) undivided interest in and to said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, ALLER PORTER DAVIS, her heirs and assigns, forever; and I, SAM WARD, JR., do covenant with the said Grantee that I am lawfully seized and possessed of said one-half (1/2) undivided interest in

and to said land in fee simple, have a good right to convey it, and the same is unencumbered, except as shown above. I do further covenant and bind myself/my heirs and representatives, to warrant and forever defend the title to said one-half (1/2) undivided interest in said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 3rd day of Feb 1994.

X Sam Ward Jr
SAM WARD, JR.

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **SAM WARD, JR.**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of Feb 1994.

Notary Public

My commission expires MY COMMISSION EXPIRES NOV 22, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 22,000.00.

Affiant

Subscribed and sworn to before me this 07th day of June 1994.

Notary Public

My commission expires 07 Dec 1996

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

Rl. Est. II - DAVIS.WD

EXHIBIT A

Land in Davidson County, Tennessee, being the easterly 37-1/2 feet of the southerly 150 feet of Lot No. 58 and the westerly 25 feet of the southerly 150 feet of Lot No. 59 on the Plan of Stratton and Seymour's Addition to Edgefield, of record in Book 57, page 23, said Register's Office, described as follows:

BEGINNING on the northerly margin of Chicamauga Avenue or Street, 37.5 feet west of the corner of Lots Nos. 58 and 59; being the southeasterly corner of the property conveyed to E. L. Brooks and wife by deed from L. A. Morrisay and wife, of record in Book 641, page 196, said Register's Office; thence with their easterly line northwardly 150 feet to the southerly margin of a proposed alley; thence with the southerly margin of said alley, eastwardly 62.5 feet to a point 25 feet east of the line between said Lots Nos. 58 and 59; thence southwardly and parallel with the line between said two lots 150 feet to the northerly margin of Chicamauga Avenue or Street; thence with the northerly margin of said Avenue or Street westwardly 62.5 feet to the point of beginning.

Being the same property conveyed to Sam Ward, Jr. and wife, Aller Porter Ward, by deed from James E. Alred and wife, Viola T. Alred, as shown of record in Book 5257, page 371, Register's Office for Davidson County, Tennessee.

The said Aller Porter Ward and Aller Porter Davis is one and the same person.

3513 06/07 0101 03CHECK 94.40

This is improved property known as 1015 Chicamauga Avenue or Street, Nashville TN 37206.

58655

IDENTIFICATION REFERENCE

94 JUN -7 PM 3:32

REGISTER
DAVIDSON COUNTY, TN.

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

CAMT	22000.00
CON TX	81.40
PRFEE	1.00
WDEED	12.00
TOTAL	94.40
CHECK	94.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0607/94 05 15:33 0001 3513

58655
IDENTIF. & REFERENCE

94 JUN -7 PM 3:33

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 800281