BOOK 10055 PG 436

Box 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $319,500.00.

John Patric Mayo
Affiant

Subscribed and sworn to before me, this 20th day of May, 1996.

Notary Public

My Commission Expires: 8/23/99

Address New Owner As Follows:
John Patric Mayo and wife,
Ellen Pitts Mayo
4316 Esteswood Drive
Nashville, TN 37215

Send Tax Bills To:
AmSouth Bank of Alabama
2050 Parkway Office Circle
Birmingham, AL 35244

Map-Parcel Number:
130-08-016
7DA 45870

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHEN W. WARD AND WIFE, HELEN S. WARD,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JOHN PATRIC MAYO AND WIFE, ELLEN PITTS MAYO,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Esteswood Estates, of record in Book 1835, page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 125 feet on ehe easterly side of Esteswood Lane and extends back between parallel lines 275 feet to a dead line in the rear.

Being the same property conveyed to Stephen W. Ward by deed from Victor M. Dandridge, Jr., and wife, Mae H. Dandridge, of record in Book 4342, page 332, Register's Office for said County. By quitclaim deed of record in Book 5687, page 403, Register's Office for said County, a tenancy by the entirety was created in Stephen W. Ward and wife, Helen S. Ward.

This conveyance is made subject to:

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree

to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 1850, page 17, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 1835, page 101, Register's Office for said County.

This is improved property known as 4316 Esteswood Drive, Nashville, TN 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 20th day of May, 1996.

Stephen W. Ward

Helen S. Ward

0183495

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEPHEN W. WARD**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of May, 1996.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

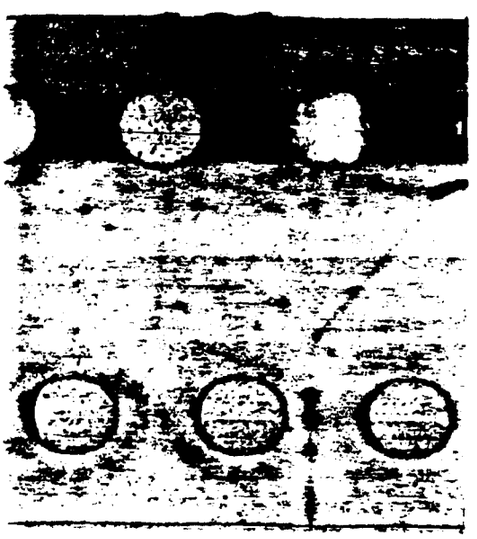
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HELEN S. WARD**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

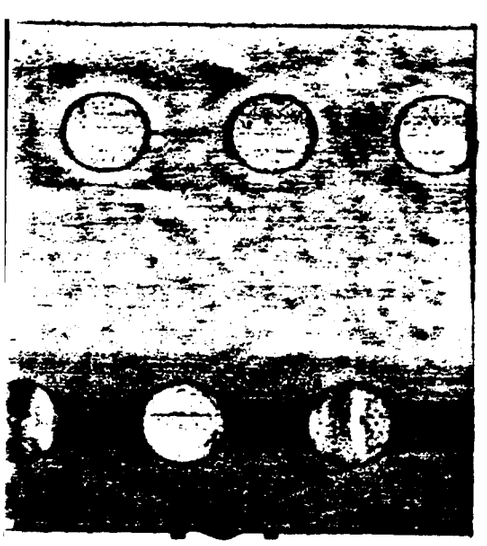
WITNESS my hand, at office, this 20th day of May, 1996.

Notary Public

My Commission Expires: 11/27/99

0051430.01





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

RECEIVED OF _____

FOR _____

RBOOK 10055 PG 438

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	
				319500.00
			CON TX	1182.15
			PRFEE	1.00
			MISC	8.00
			TOTAL	1191.15
			CHECK	1191.15
05/20/98	01		16:15 0001	3543

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183495
IDENTIF. & REFERENCE

98 MAY 20 PM 4:1
REGISTER
DAVIDSON COUNTY, TN

No. 1041486