BOOK 10175 PG 380

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 30,000.00

Affiant

Sworn to and subscribed before me this 3 day of 1996.

NOTARY PUBLIC

My Commission Expires: 9-16-97

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

PICK-UP

96 SEP -3 PM 1:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0220512
IDENTIF. & REFERENCE

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Lonnie Ward, et ux	Same	Map 82-9
101 Zayland Dr		Par. 161
Smyrna, TN 37167		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the Agreement by the Grantees to assume and pay a certain Deed of Trust of record in Book 9288, page 836, Register's Office for Davidson County, Tennessee, we, William J. Fudge and wife, Martha L. Fudge, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto Lonnie Ward and wife, Jo Ann Ward, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being the South 32.9 feet of the North 65.8 feet of the East 92.6 feet of Lot No. 58 on the Map of D. T. McGavock's First Addition to Nashville, of record in Book 10, pages 606 to 609, Register's Office for Davidson County, Tennessee.

Said part of lot fronts 32.9 feet on the westerly side of 4th Avenue North and runs back between parallel lines 92.6 feet to a dead line.

Being the same property conveyed to William J. Fudge and wife, Martha L. Fudge, by deed from Robert Lee Jackson, Jr., of record in Book 9288, page 838, Register's Office for Davidson County, Tennessee.

This is improved property known as 1329 Fourth Avenue North, Nashville, TN 37203.

This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the 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, assigns 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 our hands this 3 day of August, 1996.

William J. Fudge
WILLIAM J. FUDGE

Martha L. Fudge
MARTHA L. FUDGE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

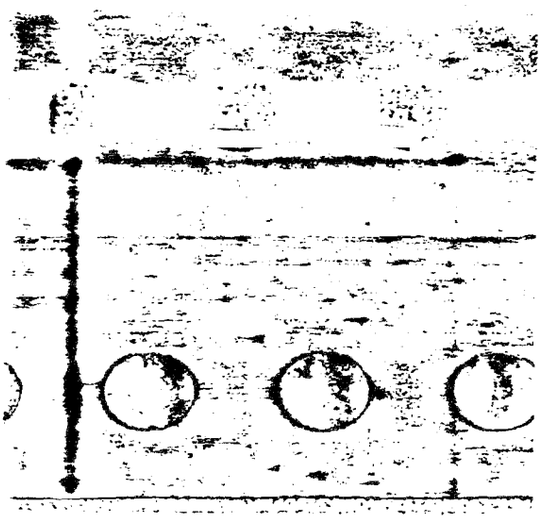
3419 09/03 0101 03CHECK 120.00

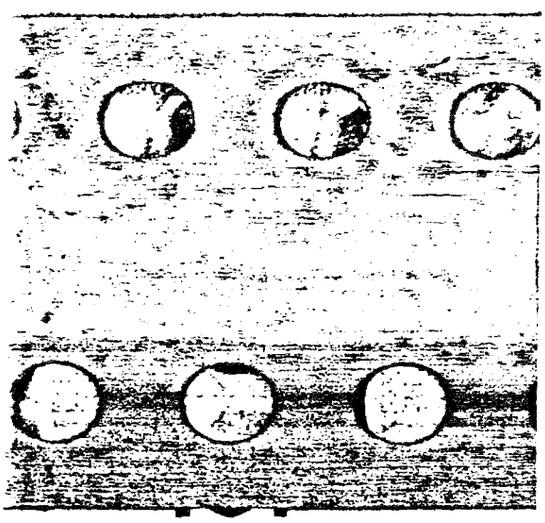
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, William J. Fudge and wife, Martha L. Fudge, the Bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 3 day of August, 1996.

NOTARY PUBLIC

My Commission Expires: 9.26.98





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

RECEIVED OF _____

FOR _____

BOOK 10175 PG 382

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 8.00
TOTAL 120.00
CHECK 120.00

09/03/96 01 14:00 0001 3419

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220512
IDENTIF. # REFERENCE

96 SEP -3 PM 1:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025926