This Instrument Prepared From Information Furnished by the Parties by:
IMOGENE W. BOLIN, ATTORNEY, P. O. BOX 467, SMYRNA, TENNESSEE 37167

MAP 92-9, PARCEL 92

SEND TAX BILLS TO:

New Owner

NAME AND ADDRESS OF NEW OWNERS:

Jeffrey Q. Ward
P. O. Box 1224
Smyrna, Tn 37167

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY THOUSAND AND NO/100 ($30,000.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged;

We, the undersigned, **WILLIAM J. FUDGE and wife, MARTHA L. FUDGE**, have bargained and sold and do hereby transfer and convey unto **JEFFREY Q. WARD, an unmarried person**, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING part of **Lot No. 65 of D. T. McGAVOCK'S FIRST ADDITION TO NASHVILLE**, according to survey and plat of same appearing of record in Book 10, pages 606 to 609, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot. Said part of Lot No. 65 fronts 35 feet on the northerly side of Taylor Street and extends back parallel with the alley 117 feet, more or less, to an alley in the rear of said lot.

BEING the same property conveyed by Clarence Edward Schutt, Executor, to William J. Fudge and wife, Martha L. Fudge, by deed appearing of record in Book 5186, page 380, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE is made subject to any easements or restrictions applicable to the within described property and of record; and to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 406 Taylor Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee herein, his heirs and assigns, forever.

AND we do covenant with the said Grantee herein that we are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as set forth herein. The 1996 property taxes are being prorated between the parties hereto, the Grantors paying same.

AND, we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee herein, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantee with delivery of deed.

WITNESS OUR HANDS, this 17th day of October, 1996.

William J. Fudge
WILLIAM J. FUDGE

Martha L. Fudge
MARTHA L. FUDGE

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, 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 foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 17th day of October, 1996.

Imogene W. Ward
Notary Public

My commission expires: 8-28-98

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $30,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 17th day of October, 1996.

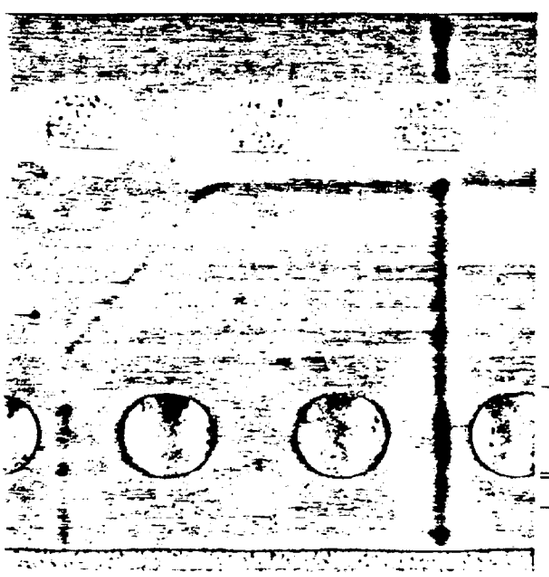
Imogene W. Ward
Notary Public

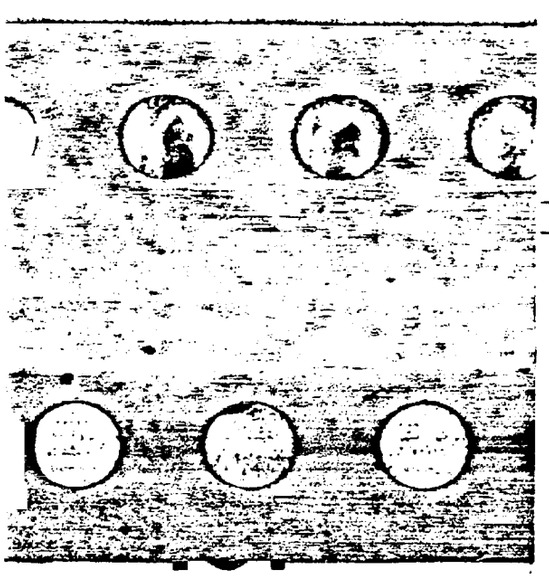
My commission expires: 8-28-98

0237829
IDENTIF. & REFERENCE

96 OCT 21 AM 8:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1355 10/21 0101 03CHECK 120.00





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

RECEIVED OF _____

FOR _____

BOOK 10230 PG 654

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

10/21/96 01 08:45 0001 1855

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0237829
IDENTIF. ↑ REFERENCE

96 OCT 21 AM 8:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1078854

No [redacted]