BOOK 10340 PG 617

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 177,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES: 9/18/95
(AFFIX SEAL)

SUSAN B. NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires Sept. 18, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert P. Ward, Jr. (NAME)	SouthTrust Mortgage Corporation (NAME)	104-14-86.00
2903 Westmoreland Drive (ADDRESS)	100 Brookwood Place (ADDRESS)	24W-04755
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kenneth B. Anderson and wife, Mary M. Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert P. Ward, Jr. and wife, Janet S. Ward

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, BEING Part of Lot No. 38 in Bransford Realty Company's Subdivision of West Moreland Place, as of record in Book 421, page 16, Register's Office for Davidson County, TN, described as follows:

BEGINNING at a point on the southerly margin of West Moreland Drive, said point being 4 feet east of the corner of Lots Nos. 38 and 39; thence southeasterly 99 feet to a point, which is 10 feet east of the line between Lots 38 and 39; thence southerly and parallel with the line between Lots 38 and 39; 89 feet to the northerly margin of an alley; thence with said alley eastwardly 45 feet to a point 5 feet west of the corner of Lots 38 and 37; thence 112 feet with a stone wall to a point, which point is 1-1/2 feet more or less west of the line between Lots 37 and 38; thence continuing with said wall, northwesterly 74 feet to the southerly margin of West Moreland Drive; said point being the northwest terminus of a stone wall and also being located 4 feet from the common front corner of Lots 37 and 38; thence westerly with the margin of said Drive, 62 feet to the point of beginning.

Being the same property conveyed to Kenneth B. Anderson and wife, Mary M. Anderson, by deed from Donald C. Hanson and wife, Kathryn A. Hanson, of record in Book 3533, Page 635, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1997 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 421, page 16; Duraable Powers of Attorney of record in Book 10290, page 963 and Book 10290, page 960; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2903 Westmoreland Drive, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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. 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 hand s this 31st day of January 19 97

Kenneth B. Anderson
Kenneth B. Anderson

Mary M. Anderson By: Kenneth B. Anderson
Mary M. Anderson By: Kenneth B. Anderson, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10340 PG 618

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth B. Anderson

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and seal at Brentwood Tennessee, this 31st day of January 19 97

Commission expires 9/18/99

Susan B. Nichols
Notary Public

SUSAN B. NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires Sept. 18, 1999

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Kenneth B. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for Mary M. Anderson, the within named bargainor(s), and that he/she as such Attorney in Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Mary M. Anderson, bargainor(s) by the said Kenneth B. Anderson, as such Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 31st day January, 1997.

Susan B. Nichols
Notary Public

SUSAN B. NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires Sept. 18, 1999

My commission expires: 9/18/99

WARRANTY DEED

3407 02/05 0101 03CHECK 638.00

FROM

Kenneth B. Anderson and wife,
Mary M. Anderson

TO

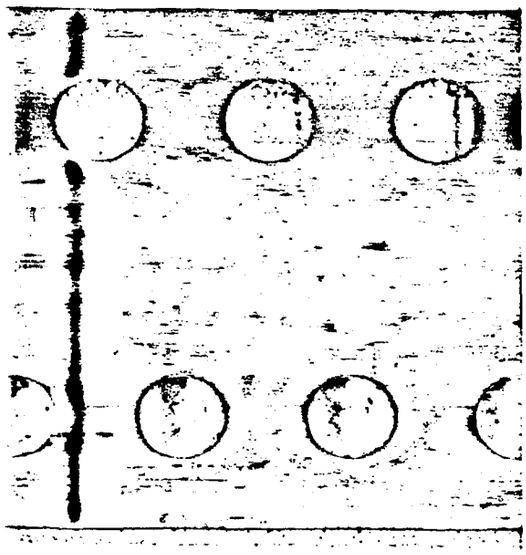
Robert P. Ward, Jr. and wife,
Janet S. Ward

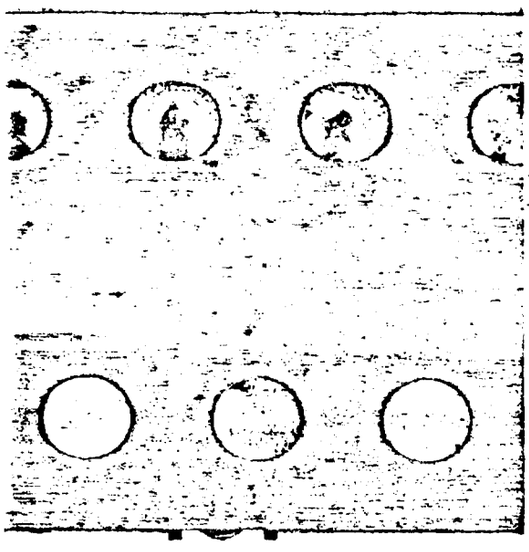
RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

IDENTIFICATION REFERENCE 027034

97 FEB -5 AM 10:54
REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10340 PG 619

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 170000.00
CON TX 629.00
PRFEE 1.00
WDEED 8.00
TOTAL 638.00
CHECK 638.00

02/05/97 01 10:56 0001 3407

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0270344
IDENTIF. # REFERENCE

97 FEB -5 AM 10:54

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

No. 1113914