4

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value (whichever is greater) is $ 378,000.00 .

Affiant

Subscribed and sworn to before me, this 15th day of July, 1997.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
Suite 500, 230 4th Ave., North
Nashville, TN 37219

ADDRESS NEW OWNERS:	SEND TAX BILL TO:	MAP-PARCEL NOS:
Brent J. Ware, et ux. 413 Lynwood Blvd. Nashville, Tennessee 37205	Same	116-15-0 041.00 BM 01675

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **JEAN R. WARD**, the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BRENT J. WARE and wife, JUDY WARE**, the Grantees herein, their assigns and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of the south parts of Lots Nos. 48 and 51 on the map of the Royal Oaks Land Company's Subdivision of the Baker Tract as of record in Book 421, Page 102, Register's Office for said County, described as follows:

BEGINNING at a point on the westerly margin of Lynwood Boulevard, the common corner of Lots Nos. 48 and 49 of said subdivision; thence with the line between said lots and the line between Lots Nos. 50 and 51 westerly 507 feet to the corner of Lots Nos. 50 and 51 in the east margin of Royal Oaks Avenue; thence with the margin of said Avenue northerly 90 feet to a point; thence easterly 498 feet to a point in the westerly margin of Lynwood Boulevard; thence with the margin of said Boulevard, southwardly 100 feet to the point of beginning.

Being the same property conveyed to O.B. Hofstetter, Jr., Trustee by Jean Ward, who re-conveyed his interest to Patrick Ward and wife, Jean R. Ward, all by Quitclaim Deed of record in Book 8309, Page 611, Register's Office for Davidson County, Tennessee, the said Patrick Ward having since died.

This conveyance is made subject to the following:

1. Restrictions of record in Book 1031, Page 345, and in Book 1179, Page 180, Register's Office for Davidson County, Tennessee; and

2. The 1997 property taxes are prorated and assumed by Grantees.

This is improved property known as 413 Lynwood Blvd., Nashville, Tennessee 37205.

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 assigns and representatives forever. GRANTOR covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

GRANTOR, does further covenant, warrant and forever defend the title to the said land to the said GRANTEES, their assigns and representatives against the lawful claims of all persons, whomsoever.

WITNESS my hand this 15th day of July, 1997.

Jean R. Ward

Jean R. Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named **JEAN R. WARD**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 1997.

NOTARY PUBLIC

My Commission expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 5-28-2000

97 JUL 16 PM 2:45

DAVIDSON COUNTY TENN

03270 70

IDENTIFICATION REFERENCE

5330 07/16 0101 CHECK 14.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10531 PG 572

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

CASH

378000.00

CON TX 1398.60
PRFEE 1.00
WDEED 8.00
TOTA 1407.60
CHEK 1407.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/16/97 01 14:42 0001 5230

0327070

IDENTIF. A REFERENCE

97 JUL 16 PM 2:45

REGISTER
DAVIDSON COUNTY, TN

No.1175055