BOOK 10664 PG 15

ADDRESS OF NEW OWNER:
Oscar Jeffries
917 Fairwin Ave.
Nashville, TN 37216

SEND TAX BILLS TO:
SAME

MAP 72-9
PARCEL 268

15DA-03050

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Felton Ward and wife, Andrea Ward, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Oscar Jeffries, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

> BEING Lot No. 30 on the Plan of Eskridge Subdivision of Part of the W.B.Franklin Property of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee, property described according to a survey by John Kohl dated January 12, 1987 as follows:
>
> SAID Lot fronts 60 feet on the northerly side of Fairwin Avenue and runs back between parallel lines 173 feet to a dead line measuring 60 feet thereon.
>
> BEING the same property conveyed to Felton Ward and Andrea Webster (the parties have since married and she is now known as Andrea Ward) by quitclaim deed from Harold Reeves, Trustee, of record in Book 7168, page 566, Register's Office of Davidson County, TN.

This is improved property, known as 917 Fairwin Ave. Nashville TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 MY HAND THIS 24 **DAY OF** ~~SEPTEMBER~~ Oct ARW, **1997.**

Witness

Cyndrea Ward
Andrea Ward
413-04-5473

WITNESS MY HAND THIS 29th **DAY OF** October, **1997.**

Felton L. Ward
Felton Ward

PICK-UP

OCT 30 AM 10: 17
Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
03642149

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,500.00

Felton L. Ward
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October 1997.

Monte D. Watkins
NOTARY PUBLIC

My Commission Expires: 7-28-2001
(AFFIX SEAL)

STATE OF FLORIDA}
COUNTY OF HILLSBOROUGH

Personally appeared before me, Karen McDonald, a Notary Public in and for said County and State, the within named Andrea Ward, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained. Witness my hand and official seal at Tampa FL, this ___ day of ~~September~~ October, 19 97.

Karen C. McDonald
NOTARY PUBLIC

KAREN C. MCDONALD
MY COMMISSION # CC 528179
EXPIRES: January 29, 2000
Bonded Thru Notary Public Underwriters

My Commission Expires: _____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, Monte D. Watkins, a Notary Public in and for said County and State, the within named Felton Ward, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained. Witness my hand and official seal at Nashville, TN this 29th day of October, 1997.

Monte D. Watkins
NOTARY PUBLIC

5509 10/30 0101 03CHECK 144.05

My Commission Expires: 7-28-97

Prepared By:
Monte D. Watkins
Attorney at Law
2121 Parkway Towers
Nashville, TN 27219

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10664 PG 17

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 36500.00
CON TX 135.05
PRFEE 1.00
WDEED 8.00
TOTAL 144.05
CHECK 144.05

10/30/97 01 10:20 0001 5509

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0364249
IDENTIFICATION REFERENCE

97 OCT 30 AM 10:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1214744