THIS INSTRUMENT PREPARED BY:
Watkins, McGugin, McNeilly & Rowan, PLLC
W. Warner McNeilly, III
214 Second Avenue, North
Suite 300
Nashville, Tennessee 37201
(615) 255-2191

BOOK 10779 PG 614

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM DAVID RODDEY, III DIANE H. RODDEY 4382 Chickering Lane Nashville, TN 37205	SAME	Map: 144-10 Par: 11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $712,500.00.

WILLIAM DAVID RODDEY, III

SUBSCRIBED AND SWORN to before me this 2nd day of February, 1998.

Notary Public

My Commission Expires: 9/29/2001

98 FEB -3 AM 10:47

PICK-UP

03965572

IDENTIFICATION REFERENCE

FOR AND IN CONSIDERATION of the sum of Seven Hundred Twelve Thousand Five Hundred and No/Dollars ($712,500.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES C. WARD and wife, CAROLINE H. WARD, hereinafter "GRANTORS", have this day bargained and sold and do hereby transfer and convey unto WILLIAM DAVID RODDEY, III and wife, DIANE H. RODDEY, hereinafter "GRANTEES", their heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan and Resubdivision of Lots 1 through 9 on the Plan of Chickering Estates, Section I, as of record in Book 2663, page 86 and 87, Register's Office for Davidson County, Tennessee, said Plan of Resubdivision being of record in Book 2900, page 108, said Register's Office, and more particularly described as follows:

Beginning at a point in the easterly margin of Chickering Lane, being the common corner of Lots 2 and 3 on said Chickering Lane; thence southeasterly with the dividing line between said Lots 2 and 3, 438.5 feet to a point; thence North 4 degrees 54 minutes East 320.5 feet to a concrete monument in the southerly boundary of Chickering Lane; thence following the southerly boundary of Chickering Lane, northwesterly 330.8 feet to a concrete monument; thence continuing with the southerly boundary of Chickering Lane, westerly 15.3 feet to another concrete monument; thence continuing with the easterly boundary of Chickering Lane around a curve in a southwesterly direction 36.4 feet to a concrete monument; thence continuing with the easterly boundary of Chickering Lane in a southerly

direction 214.0 feet to a concrete monument; thence continuing with the easterly boundary of Chickering Lane, 8.0 feet to the point of beginning.

Being the same property conveyed to James C. Ward, Jr. and wife, Frances Phillips Ward, by deed from Thomas W. Comer and wife, Libby O. Comer, as of record in Book 4822, page 793, the said Frances Phillips Ward having died testate on September 9, 1986. The said James C. Ward, Jr. conveyed an interest in said property to Caroline H. Ward, in order to create an estate by the entireties, by Quitclaim Deed of record in Book 8008, page 7, Register's Office for Davidson County, Tennessee.

Said property is subject to the following:

1. 1998 property taxes.

2. Subject to all matters shown on the plan of record in Plat Book 2900, page 108, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 2810, page 5, as amended in Book 3096, page 210, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns forever. GRANTORS covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for those matters shown above.

GRANTORS further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons except as herein stated.

WITNESS our hand this 2nd day of February 1998.

James C. Ward Jr
JAMES C. WARD, JR.

Caroline H. Ward
CAROLINE H. WARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Misty Doney, of said county, JAMES C. WARD, JR. and wife, CAROLINE H. WARD, the within named 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, this 2nd day of February, 1998.

Misty Doney
NOTARY PUBLIC

My Commission Expires:

1-17-99

98 02/03 0101 03CHECK 2645.25

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

RECEIVED OF _____

FOR _____

BK/PG 10779/616

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
712500.00
CON TX 2636.25
PRFEE 1.00
WDEED 8.00
TOTAL 2645.25
CHECK 2645.25

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 8001 8952

0396572
IDENTIFICATION REFERENCE
93 FEB -3 AM 10:47
REGISTER
DAVIDSON COUNTY, TN

No. 1249516