FILE BOX 57

GENERAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
David Alan Ward and wife, Deborah Courtney Ward	Same	Part of: Map: 144 Parcel: 26

13109 Grandview Drive
Nashville, TN 37215

BOOK 10787 PG 939

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard M. Small**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **David Alan Ward and wife, Deborah Courtney Ward** (the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lot No. 22 on the Final Plat of Bancroft of record in Plat Book 9700, pages 326 and 327.

Being a portion of the same property conveyed to Richard M. Small by deeds of record in Book 9588, pages 586, 592, and 598, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 1998, a lien, which have been prorated between the parties by separate agreement.

2. Declaration of Covenants, Conditions and Restrictions for Bancroft of record in Book 10319, page 1, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 10366, page 623, Register's Office for Davidson County, Tennessee, and Second Amendment of record in Book 10564, page 570, R.O.D.C.

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 the Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

BOOK 10787 PG 940

And the Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of January 30th, 1998.

Richard M. Small

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Richard M. Small**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 3rd day of _____, 1998.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires NOV. 25, 2000

0398810

IDENTIF. & REFERENCE

98 FEB -9 PM 1:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1343 02/09 0101 03CHECK 790.00

BOOK 10787 PG 941

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Rhonda Z. Small**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the ____ day of _____, 1998.

_____
NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 210,000.00.

_____
Affiant

Subscribed and sworn to before me this 30th day of January, 1998.

_____
Notary Public

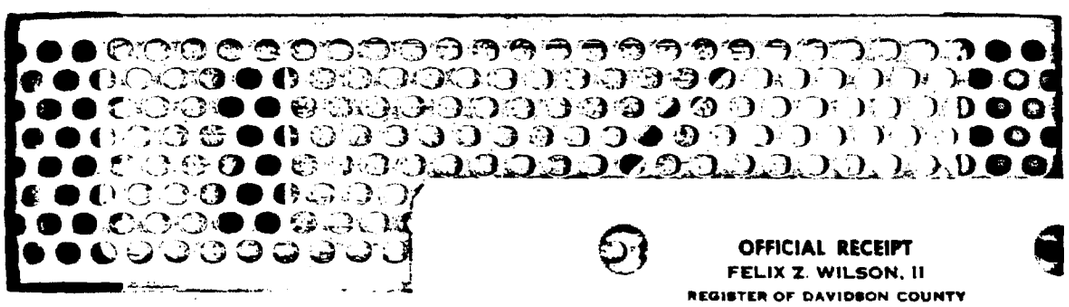
My commission expires:_____

KIM L. WILSON NOTARY PUBLIC

My Commission Expires NOV. 25, 2000

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

small\ward.gwd



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

RECEIVED OF _____

FOR _____

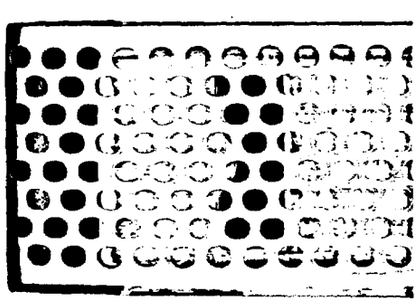
BOOK 10787 PG 942

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	210000.00
CON TX	777.00
PRFEE	1.00
WDEED	12.00
TOTAL	790.00
CHECK	790.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/09/98 01 [illegible] 001 1343



0398810
IDENTIF. # REFERENCE

98 FEB -9 PM 1:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1251883