BOOK 10841 PG 792

BOX 44

THIS INSTRUMENT PREPARED BY: **Kathryn Pennington** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $330,000.00. Robert H. Chilton **Affiant** Subscribed and sworn to before me, this 2nd day of March, 1998. Notary Public My Commission Expires: 1/27/98

Address New Owner As Follows:
Robert H. Chilton, IV and wife,
Jennifer G. Chilton
108 Alton Road
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number:
Map 129-08-132

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LOUISE S. WARD AND HUSBAND, JAMES J. WARD,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ROBERT H. CHILTON, IV AND WIFE, JENNIFER G. CHILTON,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 of Block "D" on the Map of Second Revised Plan of Highlands of Belle Meade No. 2, of record in Book 1130, pages 62 and 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 125 feet on the northerly side of Alton Road and runs back 171.36 feet on the easterly line and 172.04 feet on the westerly line to a dead line in the rear measuring 125 feet thereon.

Being the same property conveyed to James J. Ward and wife, Louise Sullivan Ward by deed from L. Gino Marchetti, Sr., and wife, Betty M. Marchetti, of record in Book 8717, page 717, and re-recorded at Book 8848, page 835, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1130, pages 62 and 63, Register's Office for said County.

This is improved property known as 108 Alton Road, Nashville, TN 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 heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 17th day of March, 1998.

Louise S. Ward
Louise S. Ward

James J. Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOUISE S. WARD,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17 day of March, 1998.

Notary Public

My Commission Expires: 11/27/99

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN J. WARD,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of March, 1998.

Notary Public

My Commission Expires: 11/27/99

7021 03/17 0101 03CHECK 1234.00

04 13307

IDENTIF. & REFERENCE

98 MAR 17 PM 3:34

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10841 PG 795

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 330000.00
CON TX 1221.00
PRFEE 1.00
WDEED 12.00
TOTAL 1234.00
CHECK 1234.00

03/17/98 01 15:33 0001 7021

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04 13307
IDENTIF. ↑ REFERENCE

98 MAR 17 PM 3:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1267379