OWNER:
BRENDA WARD
1535 Ridge Circle
Joelton, TN. 37080

SEND TAX BILLS TO:
Brenda Ward
1535 Ridge Circle
Joelton, TN. 37080

Map 64-9 Parcel 144

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds
Attorneys at Law
109 Castle Heights Avenue North
Lebanon, Tennessee 37087

BOOK 10881 PG 920

D E E D

FOR AND IN CONSIDERATION of the sum of Fifty Thousand Dollars ($50,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, **MARLA SUE STITES**, have this day bargained and sold and by these presents do hereby transfer and convey unto **BRENDA WARD and husband, JEFF WARD**, as tenants by the entirety, their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the 4th Civil District of Davidson County, Tennessee, bound and described as follows, to-wit:

Land located in the 4th Civil District of Davidson County, Tennessee, and **being Lot No. 42, Lot No. 43, and Lot No. 44** on the plan of W. A. Bryan's Subdivision of the Berryville Tract, as of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which plat reference is being made for a more complete legal description.

Being the same property conveyed to Marla Sue Stites, married, by deed from Robert W. Lemons, a widower, dated June 23, 1987, and of record in Book 7279, Page 99, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said **BRENDA WARD** and husband, **JEFF WARD**, their heirs and assigns, in fee simple, forever.

I COVENANT with said Grantees that I am lawfully seized and possessed of said property; that I have a good and lawful right to make this conveyance; that the same is free, clear and

unencumbered, except as noted herein; and that I will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all visible easements or rights-of-way, any and all matters shown on the plat of record at Plat Book 421, Page 117, and any and all restrictions, existing roadways, easements and rights-of-way of record.

BOOK 10881 PG 921

POSSESSION to be given with delivery of deed.

Property taxes for the year 1998 shall be prorated as of the date of this deed.

AND I, MARCUS STITES, husband of the said Marla Sue Stites, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURES hereto this 3rd day of April, 1998.

Marla Sue Stites
MARLA SUE STITES

MARCUS STITES

STATE OF TEXAS)
)
COUNTY OF Nueces)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, MARLA SUE STITES and husband, MARCUS STITES, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of April, 1998.

RITA STIVORS
Notary Public
STATE OF TEXAS
My Comm. Exp. Apr. 11, 2000

Rita Stivors
Notary Public

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is $ 50,000.00.

Brenda Ward
Affiant

Sworn to and subscribed to before me, this the 7th day of April, 1998.

Notary Public

My commission expires: 10-20-01

BOOK 10881 PG 922

04241 74

IDENTIF. # REFERENCE

98 APR 13 AM 8:28

ELLK
DAVIDSON COUNTY, TN.

2629 04/13 0101 03CHECK 198.00

3

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

RECEIVED OF _____

FOR _____

BOOK 10881 PG 923

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 12.00
TOTAL 198.00
CHECK 198.00

04/13/98 01 08:29 0001 2629

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

042417A
IDENTIF. & REFERENCE

98 APR 13 AM 8:28

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1278797