THIS INSTRUMENT PREPARED BY:

Mail

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

BOOK 11109 PAGE 288

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Charles Edward Ward, et ux 7197 Old Hickory Blvd. Whites Creek, TN 37188	Same as New Owner	Map 40 Parcel 112 Field Book 10D 08368

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ROBERT J. WINGO and wife, JUDY S. WINGO, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto CHARLES EDWARD WARD and wife, CASSANDRA WARD, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

BEING a parcel of land located in the 1st Councilmanic District of Davidson County, Tennessee, and being a part of the Ella C. Williams Lands as recorded in Book 1163, page 106, Register's Office for Davidson County, Tennessee, according to a survey made by Clement E. Greek, III, dated April 9, 1973, and being particularly described as follows:

BEGINNING at a point, this point being an iron pin set in the north margin of Old Hickory Blvd., 646 feet, more or less, east of the southeast corner of F. O. Teasley property along the margin of Old Hickory Blvd.; thence North 53 deg. 58 min. West, 600 feet to an iron pin; thence North 36 deg. 12 min. East 220.0 feet to an iron pin; thence south 53 deg. 58 min. East, 600.0 feet to an iron pin in the northern margin of Old Hickory Blvd.; thence South 36 deg. 12 min. West 220.0 feet along the margin of Old Hickory Blvd., to an iron pin, this being the point of beginning and containing 3.03 acres, more or less.

BEING the same property conveyed to Robert J. Wingo and wife, Judy S. Wingo, by deed from Cheryl M. Maney of record in Book 10754, page 253, said Register's Office.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 7197 Old Hickory Blvd., Whites Creek, TN 37188.

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, the GRANTORS, do 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to an easement for right of way to Tennessee natural Gas Lines of record in Book 2493, page 379, said Register's Office.

3. Subject to an easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davison County of record in Book 7536, page 51, said Register's Office.

4. Subject to Restrictive Covenants of record in Book 4706, page 652, said Register's Office.

5. Subject to easement for flow of Whites Creek.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives 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 persons whomsoever.

WITNESS our hands on this the 9th day of September, 1998.

"GRANTORS"

ROBERT J. WINGO

JUDY S. WINGO

"GRANTEES"

CHARLES EDWARD WARD

CASSANDRA WARD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

9819 09/11 0101 03CHECK 718.32

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT J. WINGO and wife, JUDY S. WINGO, and CHARLES EDWARD WARD and wife, CASSANDRA WARD, 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, at office, this the 9th day of September, 1998.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $191,166.67.

Affiant

Sworn to and subscribed before me, this the 9th day of September, 1998.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

048695
IDENTIF. ← REFERENCE

98 SEP 11 PM 3:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11109 PAGE 290

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 191166.67
CON TX 707.32
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 718.32
CHECK 718.32

09/11/98 01 15:04 0001 9819

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0486951
IDENTIF. ↑ REFERENCE

98 SEP 11 PM 3:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1345220