# WARRANTY DEED

BOOK 3929 PAGE 552

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles Walden et ux. (NAME:) | Charles Walden (NAME:) | W12-24000 |
| 5400 California Avenue (STREET ADDRESS OR ROUTE NUMBER) | 5400 California Avenue (STREET ADDRESS) | Map 91-3 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | Par 4 |

*For and in Consideration of the sum of* Three Thousand Two Hundred Fifty and no/100 -------- ----------($3,250.00)---------- *DOLLARS*

cash in hand paid by Charles Walden and wife, Anne D. Walden, the receipt of which is hereby acknowledged,

We, Lee Frank Darnell and wife, Mary Ann Darnell,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* Charles Walden and wife, Anne D. Walden, their .....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the southerly 100 feet and the easterly 30 feet of Lot No. 1301 of Block 49, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County, and being more particularly described as follows:
Beginning at a stake in the northerly margin of California Avenue, said stake being located south 81° 15' west 30 feet from the westerly margin of 54th Avenue North and north 81° 15' east 5 feet from the original lot line 1301-1303, running thence north 8° 45' west 100 feet to a stake; thence north 81° 15' east 30 feet to a stake in the westerly margin of 54th Avenue North, running thence with the westerly margin of 54th Avenue North south 8° 45' east 100 feet to a stake in the northerly margin of California Avenue, running thence with the northerly margin of California Avenue south 81° 15' west 30 feet to the point of beginning.
Being the same real property conveyed to Lee Frank Darnell and wife, Mary Ann Darnell, by deed from N. M. Kelly and wife, of record in book 2011, page 373, said Register's Office.

This Instrument Was Prepared By
Phillip Saindon
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Charles Walden and wife, Anna D. Walden, their ..... *heirs and assigns, forever.*

*And* we *do covenant with the said* Charles Walden and wife, Anna D. Walden, ..... *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.*

*And* we

*do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles Walden and wife, Anna D. Walden, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand*s *this* 27th *day of* August, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. R. Darnell Jr., a Notary Public in and for said County and State, the within named Lee Frank Darnell and wife, Mary Ann Darnell,

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 1965.

L. R. Darnell Jr., Notary Public.

Commission Expires 10/23/65

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STATE OF
COUNTY OF

Personally appeared before me, ....., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ....., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

Lmar 18553

# WARRANTY DEED

FROM

Lee Frank Darnell et ux.

TO

Charles Walden et ux.

STATE TAX $ 4.55
PROBATE .50
TOTAL $ 5.35

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY

PAID AUG

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

95432

Aug 31 9 06 AM '65

NOTED BOOK 3929 PAGE 554
RECORDING FEE $
DEP. REG.

BOOK 3929 PAGE 555

