BOOK 3939 PAGE 460

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard R. Walker et ux.	Richard R. Walker	10D-9430
(NAME:) Route 3	(NAME:) Route 3	10D-9435
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tennessee	(STREET ADDRESS) Goodlettsville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Seven Thousand Three Hundred Eight and 06/100 ($7,308.06) *DOLLARS*

of which $75.00 has been paid in cash by Richard R. Walker and wife, Mary G. Walker, the receipt of which is hereby acknowledged, and for the remainder the said Richard R. Walker and wife have assumed and agree to pay the unpaid balance of $6,006.12 of an original indebtedness of $6,500.00 secured by vendor's lien retained in deed of record in book 3613, page 349, Register's Office for Davidson County, Tennessee, and have assumed and agree to pay the unpaid balance of $1,226.94 of an original indebtedness of $2,190.00 secured by deed of trust of record in book 3757, page 252, said Register's Office,

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

We, Jerry Pinkston and wife, Pauline Pinkston,

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

Two tracts of land in the 10th Civil District of Davidson County, Tennessee, as follows:

TRACT NO. 1: A small tract of land being out of the southeast corner of a 32-acre tract conveyed to Fannie Owens by deed of record in Book 498, page 716, Register's Office for said County, and described according to a survey thereof made June 27, 1950 by George W. Watkins, Surveyor, as follows:
Beginning at a railroad spike set in the center line of Lickton Pike opposite an elm, being the northeast corner of this tract; thence with the center of said Pike, south 71° 30' west 300 feet to a railroad spike; thence leaving said Pike south 17° 30' east 374 feet to an iron pin in the center line of an Old County Road; thence with the center line of the same north 55° 30' east 223 feet to an iron pin; thence leaving said road north 41° 45' east 70 feet to an iron pin which is immediately south of a box elder; thence north 12° west 286 feet to the point of beginning, containing 2.1 acres, more or less.

TRACT NO. 2: Beginning at a point in the center of the creek feet in a southerly direction from Lickton Road; thence with the center of said creek in a westerly direction 220 feet to the center of a gully; thence with center of said gully in a southeasterly direction 213 feet to margin of Old County Road; thence in an easterly direction with the margin of said road 79 feet; thence in a northerly direction to the point of beginning 159 feet.

Included in the above description but excluded from this conveyance is the property conveyed to Cumberland Builders, Inc. by deed from William F. Springer and wife, Edna A. Springer, of record in book 3282, page 81, Register's Office for said County.

Being the same real property conveyed to Jerry Pinkston and wife, Pauline Pinkston, by deed from Edna A. Springer, of record in book 3613, page 349, said Register's Office.

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

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

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 Richard R. Walker and wife, Mary G. Walker, their *heirs and assigns, forever.*

And we *do covenant with the said* Richard R. Walker and wife, Mary G. Walker, *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.*, except taxes for 1964 and 1965 which are assumed by the grantees.

DAVIDSON COUNTY, TENN.
COUNTY COURT CLERK
R. E. WORRALL
FILED SEP 27 1965
STATE TAX $ 7.70
PROBATE 50
TOTAL $ 8.25

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* Richard R. Walker and wife, Mary G. Walker, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 24th *day of* September, *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.*

Richard R Walker
Mary G. Walker
Jerry Pinkston
Pauline Pinkston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Claude B Cuffman, a Notary Public in and for said County and State, the within named Jerry Pinkston and wife, Pauline Pinkston,

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 7 day of September, 19 65.

Claude B Cuffman, Notary Public.

Commission Expires October 28 - 1968

CLAUDE D. CUFFMAN, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMM. EXPIRES OCT. 28, 1968

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.....

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.....

WARRANTY DEED

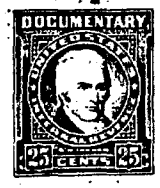
FROM

Jerry Pinkston et ux.

TO

*Richard R. Walker et ux.

Mail Deed To
Cuffman Realty Co
Lickton Pike Route 3
Goodlettsville Tenn.
37072



Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 27 12 02 PM '55

NOTED FOR ...
RECORDING FEE $ ...
DEP. REG. ...

992233

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