New Owner: Frank L.Walden
Address:
203 Walker Terrace
Madison 37115

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Consideration $500.00

WARRANTY DEED — MADISON TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 11D33955 Map 42-12 Pcl. 23
SEND TAX NOTICES TO: Frank L. Walden
ADDRESS: (same as above)

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00) DOLLARS, cash in hand paid by the grantee hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, MARGARET M. RUSSELL, a widow, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ FRANK L. WALDEN, herein called the grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 50 feet of the northerly 59 feet of Lot No. 3 on the Plan of Gridiron Heights, as of record in Book 2330, page 37, Register's Office for said County.

Said part of said lot fronts 50 feet on the easterly side of Walker Terrace and extends back 257 feet, more or less, on the northerly line and 253 feet, more or less, on the southerly line, to a line in the rear on which it measures 50 feet.

Being part of the same property conveyed to E.E. Russell and wife, Margaret M. Russell, by deed from Eddy Arnold and wife, Sally Arnold, of record in Book 1968, page 460, said Register's Office; the said E. E. Russell having since died.

This is unimproved property, known as ___ Walker Street, Madison, Tennessee.

This conveyance is made subject to setbackline and easements as shown on the recorded plan.

(This instrument was prepared by James A. Lesemann, Attorney-at-Law, 320 Gallatin Road, Madison, Tennessee.)

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To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantee, his heirs and assigns, forever.

And I do covenant with the said grantee that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as stated herein.

And I, the said grantor, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 2nd day of May, 19 67.

Mrs Margaret M. Russell

Margaret M. Russell

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret M. Russell, a widow,

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

Witness my hand and official seal at Madison, Tennessee, this 2nd day of May, 1967.

John M. Lyle, Notary Public

Commission Expires 4/30/68

STATE OF _____
County of _____

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

the bargainor ___, with whom I am personally acquainted, and who acknowledges 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

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

_____
Notary Public

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Mail
Ramsey Realty & Insurance
P.O. Box 262, Madison, Tenn

WARRANTY DEED

FROM

MARGARET M. RUSSELL, A WIDOW

TO

FRANK L. WALDEN

Madison Title Company
MADISON, TENNESSEE

70439

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 5 10 42 AM '67
NOTED. BOOK 116 PAGE 359
RECORDING FEE $ 2.00
DEP. REG. 75

STATE TAX $ .75
PROBATE .50
TOTAL $ 1.25

MAY 5 1967

PAID MAY 5 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.