BOOK 4168 PAGE 133

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emma M. Walkden (NAME)	United Mortgagee Servicing Corp. (NAME)	P-23
7012 Bonnamere Dr. (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Ave (STREET ADDRESS)	Map-74-B
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virgina Beach Virgina (CITY) (ZONE) (STATE)	

For and in consideration of the sum of $10.00 and other valueable Considerations

ten---------- **DOLLARS**

DUDLEY ROSE et ux

they **have bargained and sold, and by these presents do transfer and convey unto the said**

Emma M. Walkden

her **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 lot No. 812 on the Plan of Hermitage Hills, Section 7,as of record in book 3300,pages 62 and 63, Registers Office for Davidson County, Tennessee.

Said Lot No. 812 fronts 80.0 feet on the easterly side of Bonnamere Drive and extends back 151.09 feet on the south line and 151.59 feet on the north line to a dead line in the rear which it measures 80.0 feet.

Being the same property conveyed to Dudley Rose et ux by deed from Jean Lee Bolin as of record in book 4088, page 265,Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 7012 (House Number) Bonnamere Drive (Street) Nashville, Tennessee (P. O. Address: City or Town) (Postal Zone)

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 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 the same is unencumbered, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my **hand** this 28 **day of** August, **19** 67

Dudley Rose

Martha J Rose

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Edwin L. Roberts, a Notary Public in and for said County and State, the within named Dudley Rose et ux

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 28 day of August 1967.

Commission expires Jan. 29,1970

Notary Public

STATE OF TENNESSEE
Davidson 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

WARRANTY DEED

FROM
Dudley Rose et ux

TO
Emma M. Walkden

Spouse deceased

This instrument prepared
By Tom G. Coleman
Atty at Law
Stahlman Bldg
Nashville, Tennessee

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

86975

STATE TAX $ 1.50
PROBATE .50
TOTAL $ 2.00

SEP 6 1967 PAID SEP 6 1967

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

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 6 3 15 PM '67

NOTED: BOOK 112 PAGE 260
RECORDING FEE $ 3.00
DEP. REG. _____