This Form furnished by Attorneys Title Company, Inc. BOOK 4228 PAGE 342

Form No. WD-3

FROM

Joe Keith Walker and wife,
Betty L. Walker

TO

James A. Schroeder and wife,
Betty J. Schroeder

For draftsman's use

This Instrument Prepared by:
Joe K. Walker
Attorney At Law
126 Public Square
Springfield, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Schroeder et ux (NAME)	Murphree Mortgage Company (NAME)	Map 85-7 Par. 71
208 Dedham Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH-

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,500.00 IS THE

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF July 19 68.

Deputy Register

(AFFIX SEAL)

For and in Consideration of the sum of ($10.00) - ---------- ---------- TEN AND NO/100 ---------- **DOLLARS** Cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, receipt of which is hereby acknowledged and for further consideration the grantees assume and agree to pay the remaining unpaid balance of Twelve Thousand Two Hundred Eighty Dollars and Sixty Three Three Cents ($12,280.63) after April 30, 1968, then owing on a certain promissory note executed on November 18, 1960 by the Grantors, to Murphree Mortgage Company, secured by and subject to the terms and conditions as set out in a Deed of Trust of record in Trust Deed Book 3171, at page 637 and assigned to Philadelphia Savings Fund Society by instrument of record in Book 3173, at page 61, Registers Office of Davidson County, Tennessee.

WE, JOE KEITH WALKER and wife, BETTY L. WALKER **have bargained and sold, and by these presents do transfer and convey unto the said** JAMES A SCHROEDER and wife, BETTY J. SCHROEDER, **Their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

Being Lot No. 178 on the Plan of Stanford Country Club Estates, Section 1V, as of record in Book 2900, pages 83 and 84, Register's Office for said County, and described as follows:

Said Lot No. 178 fronts 94.2 feet on the southerly side of Dedham Drive, and runs back between lines 200 feet on the westerly line and 157 feet on the easterly line to a dead line in the rear on which it measures 122.96 feet.

Being the same property conveyed to Joe Keith Walker and wife, Betty L. Walker by Carl Batson and wife, Bettye H. Batson in a deed appearing of record in Book 3161, at page No. 427 in the office of the Register aforesaid.

This conveyance is made subject to the restrictions recorded in Book 3066, page 219; and to the easements and limitations shown on the Map of record in Book 2900, pages 83 and 84.

It is further agreed and understood that all rights, title and interest in and to the escrow account is hereby transferred from the grantors to the grantees.

This is { unimproved / improved } property, known as 208 (House Number) Dedhan Drive (Street) Nashville, Tenn. (P. O. Address: City or Town) 37214 (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 James A. Schroeder and wife, Betty J. Schroeder, their heirs and assigns, forever.

And we do covenant with the said James A. Schroeder and wife, Betty J. Schroeder 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 as heretofore 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 James A. Schroeder and wife, Betty J. Schroeder, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand this 17th. day of April, 1968, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joe Keith Walker

Betty L. Walker

Form No. WD3b

STATE OF TENNESSEE
ROBERTSON ~~Davidson~~ County.

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Personally appeared before me, Lance B. Bracy, a Notary Public in and for said County and State, the within named Joe Keith Walker and wife, Betty L. Walker

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 Springfield, Tennessee, this 17th day of April, 1968

Lance B. Bracy Notary Public

Commission Expires 10/25/71

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

13136 Rush

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

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN
Apr 18 12 07 PM '68
RECORDING FEE 2.50
DEP. REG.

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

STATE TAX $ 45.50
PROBATE .50
TOTAL $ 46.00

Notary Public.

Commission expires

APR 18 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.