This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

# WARRANTY DEED

BOOK 4229 PAGE 99

TTC 201433

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 1...f. 83-9<br>Pat 466 Pcl | Mr/Mrs Allen G. Walden<br>1510 Woodland Street<br>Nashville, Tennessee | Fidelity Federal S & L Assn.<br>Fourth and Union Street<br>Nashville, Tennessee |
| FIELD BOOK NUMBER(S)<br>23 W-7078 | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)<br>1510 Woodland Street | LOAN OR ACCOUNT NO. 1-10-16995<br>PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED |

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of NINE THOUSAND SEVEN HUNDRED EIGHTY-TWO AND 26/100 DOLLARS, part of which has been paid in cash by the Grantees herein, and in further consideration of the assumption of, and agreement by the grantees to pay, the principal balance now due, plus future interest, on a certain note, dated February 14, 1966, in the original principal sum of $8,400.00, payable to Fidelity Federal Savings & Loan Association in monthly installments including interest at 5% per annum plus a 1% service fee as set forth in said note, and being secured by a deed of trust executed by Floyd Hinds and wife, to Vaden Lackey, Jr., Trustee, as of record in Book 3987, page 849,

EUSTACE VINCENT DENCH, JR., and wife, JACQUELYN DENCH, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ALLEN G. WALDEN and wife, EVA MARIE WALDEN,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the easterly 55 feet of Lots Nos. 6 and 7 on the Plat of Lindsley Park Addition, as of record in Book 547, page 76.

Said parts of Lots 6 and 7 front 55 feet on the southerly side of Woodland Street and run back between parallel lines, 100 feet, more or less, to the northerly line of Lot No. 8 on said Plan.

Being the same property conveyed to Eustace Vincent Dench, Jr., and wife, Jacquelyn Dench, by deed from Floyd Hinds and wife, as of record in Book 3988, page 237.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above and for 1968 Metro taxes, which have been assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 16th day of April, 19 68.

Jacquelyn Dench
Jacquelyn Dench

Eustace Vincent Dench
Eustace Vincent Dench, Jr.

TERRITORY OF THE VIRGIN ISLANDS:
JUDICIAL DIVISION OF ST. THOMAS:

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On this, the 16th day of April, 1968, before me Daniel W. Cruickshank the undersigned officer, personally appeared Eustace Vincent Dench, Jr., and wife, Jacquelyn Dench, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Daniel W. Cruickshank
Name and Title of Officer
Notary Public

My commission expires: January 2, 1972

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE TAX $ 25.48
PROBATE .50
TOTAL $ 25.98

APR 22 1968

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

13470

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Apr 22 11 42 AM '68
NOTED BOOK 118 PAGE 615
RECORDING FEE $ 3.00
DEP. REG. _____

WARRANTY DEED
REF:hs

FROM
EUSTACE VINCENT DENCH, JR.,
and wife

TO
ALLEN G. WALDEN and wife

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 9,782.26, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Allen G. Walden
Affiant

Sworn to and subscribed before me this 19th day of April, 1968.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970