TENNESSEE TITLE COMPANY

BOOK 4239 PAGE 364

MAP 92-3
PAR 235

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a tenancy by the entireties

WE, C. J. Walker hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do hereby transfer and convey unto A. A. Birch, Jr. Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Being part of Lot Number 4 on the plan of the Harding Lytle Tract, as of record in Book 21, page 102, Register's Office Davidson County, Tennessee, beginning at the southerly margin of Jefferson Street, at what was formerly George Childress' N. W. corner, being about 323.63 feet westerly from the westerly margin of 18th Avenue North, formerly Salem Street; thence with the westerly line of said Childress' lot 181 feet more or less to the northerly margin of an alley, shown in Book 57, page 28, said Register's Office; thence with the northerly margin of said alley westerly 50 feet; thence northerly and parallel with the first line 181 feet more or less, to the southerly margin of Jefferson Street, easterly 5o feet to the beginning.
Being the same property conveyed to C. J. Walker by deed from James C. Sanders and wife, Frances W. Sanders, as of record in Book 3945, page 134, Register's Office Davidson County, Tennessee.

Address: 1815 Jefferson St.
Address New Owner: Dr. & Mrs. C.J. Walker 1218 Phillips St. Nashville
SEND TAX BILLS to same
Improved property

THIS INSTRUMENT PREPARED BY
A. A. Birch, Atty. at Law
408 Parkway Towers
Nashville, Tennessee

The actual consideration for this transfer or value of property (whichever is greater) is $3,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

C. J. Walker, Grantor

Sworn to and subscribed before me this 31 day of May, 1968
Ben Midgett

BEN MIDGETT NOTARY PUBLIC DAVIDSON COUNTY

Said property is conveyed subject to such ilmitations, restrictions, and encumbrances as may affect the premises.
And we do covenant with the said TRUSTEE, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, the GRANTORS C. J. Walker do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said TRUSTEE, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said TRUSTEE, for and in consideration of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto C. J. Walker and wife, Mary R. Walker, their heirs and assigns, hereinafter referred to as the GRANTEES, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

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 and assigns, forever.

And I do covenant with the said GRANTEES that I am lawfully seized and posessed of said land and have a good right to convey it.

And I, the said TRUSTEE, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, we have hereunto set our hands on this the 31 day of May, 1968.

C. J. Walker, Grantor

A. A. Birch, Jr. Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, a Notary Public in and for said County and State, the within named A. A. Birch, Jr. Trustee, and C. J. Walker the bargainors, 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 31 day of May, 1968.

Commission expires 11-7-71 Notary Public Ben Midgett

NOTARY PUBLIC DAVIDSON COUNTY

TENNESSEE TITLE COMPANY

Deed

From: C. J. WALKER

to: A. A. BIRCH, JR. Trustee.

AND

From: A. A. BIRCH, JR. Trustee.

to: C. J. WALKER, et ux

Mail C. J. Walker 1218 Phillips St Nashville, Tenn.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

FORM 1010 MESSEY

STATE TAX $ 8 58
PROBATE .50
TOTAL $ 9 08

MAY 31 1968

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

STATE TAX $ 8 58
PROBATE ~~.50~~
TOTAL $ 8 58

MAY 31 1968

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

1 8 1 0 2

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 31 1 24 PM
RECD & REC'D 118 PAGE 825
RECORDING FEE $ 3 00
DEP. REG. _____