BOOK 4252 PAGE 155

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Evelyn C. Rose	Evelyn C. Rose	6D-37390
(NAME) 645 Oakley Drive	(NAME) 645 Oakley Drive	Map 146-15
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	Pc 57
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	RS

FOR AND IN CONSIDERATION of the sum of Twenty Thousand and no/100 ---------- ($20,000.00) ---------- Dollars, of which $2,506.46 has been paid in cash by Evelyn C. Rose, the receipt of which is hereby acknowledged, and for the remainder the said Evelyn C. Rose has assumed and agrees to pay the unpaid balance of $17,493.54 of an original indebtedness of $17,950.00 secured by deed of trust of record in book 4039, page 879, Register's Office for Davidson County, Tennessee,

We, Robert L. Walter and wife, Judith B. Walter,

have this day bargained and sold, and do hereby transfer and convey unto the said Evelyn C. Rose, her

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 110 on the plan of Haileywood Estates, Section IV, as of record in book 2331, page 158, Register's Office for said County.
Said lot No. 110 fronts 92.0 feet on the southwesterly side of Oakley Drive and extends back 215.0 feet on the northwesterly line and 216.7 feet on the southeasterly line, to a dead line in the rear on which it measures 92.0 feet.
Being the same real property conveyed to Robert L. Walter and wife, Judith B. Walter, by deed from Joseph W. Smith and wife, of record in book 4039, page 875, Register's Office for said County.

This conveyance is made subject to ten-foot easement for public utility purposes along rear line of premises, 60-foot building setback line from Oakley Drive, and conditions of owners certificate as shown on plan of record in book 2331, page 158, said Register's Office; and to restrictive covenants contained in an instrument of record in book 2634, page 612, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is 20,000.00

Affiant Mrs Evelyn C. Rose

Subscribed and sworn to before me, this the 18th day of Dec. 1968

Notary Public Raymond H. Darrow

My commission expires: My Commission Expires April 21, 1971 (Affix Seal)

This is unimproved ( ) improved (X) property, known as 654 Oakley Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Evelyn C. Rose, her (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except by deed of trust as above set out.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Evelyn C. Rose, her (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 18th day of Dec. 1968, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert L Walter

Rec'd Judith B. Walter

J B W

THIS INSTRUMENT WAS PREPARED BY:
T. T. McCARLEY, ATTORNEY
American Trust Building
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James W. HOFSTETTER, *a Notary Public in and for said County and State,* Robert L. Walter and wife, Judith B. Walter,

the within named 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* 11th *day of* July, *19* 68

Commission expires Nov 5, 1968 James W Hofstetter *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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* .....

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

Notary Public

Commission expires .....

JUL 18 68 CONV 20,000.00
JUL 18 68 S TAX A* 52.00
JUL 18 68 PMTFEE A* .50
JUL 18 68 WDEED A* 3.00 * 55.50

A 05650

IDENTIF. REFERENCE

JUL 18 11 58 AM '68

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Robert L. Walter et ux.

TO
Evelyn C. Rose

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

97 C. Rmd 197701