FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,250.

Merton W. Walters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February 19 69.

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney, 633 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Merton W. Walters (NAME)	Murphree Mortgage Company (NAME)	11D-08110
602 Westchester (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Map 42-10
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 29

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, VAN T. NELMS AND WIFE, TESSIE J. NELMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MERTON W. WALTERS AND WIFE, THELMA M. WALTERS

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 23 on the Plan of Sherry Heights, Section 2, as of record in Book 2331, page 69, Register's Office for Davidson County, Tennessee

SAID Lot No. 23 fronts 103 feet on the northerly margin of Westchester Drive, and extends back 277.3 feet on the westerly line and 158 feet on the easterly line, to a line in the rear, which is a broken line, and on which it measures 203.7 feet.

BEING the same property conveyed to Van T. Nelms and wife, Tessie J. Nelms by deed from Walter H. Cress and wife, Dorothy M. Cress of record in Book 4213, page 499, and by deed of correction in Book 4229, page 259, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Murphree Mortgage Company of record in the Register's Office for Davidson County, Tennessee, in Book 3482, page 605, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to said Grantees.

This is unimproved ( ) improved ( ) property, known as 602 Westchester, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 our hand s this 5th day of February, 1969

Van T. Nelms
Van T. Nelms

Tessie J. Nelms
Tessie J. Nelms

db

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VAN T. NELMS AND WIFE, TESSIE J. NELMS

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 5th day of February 19 69

Commission expires 12-12-72

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

VAN T. NELMS AND WIFE

TO

MERTON W. WALTERS AND WIFE

A 29602

IDENTIF. REFERENCE

FEB 6 2 19 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

PERCY WILKINS JR.
ATTORNEY-AT-LAW
633 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Rec'd
Bk P

FEB-6 69	CONV	14,250.00			
FEB-6 69	S'TAX		A*	36.92	
FEB-6 69	PR'FEE		A*	.50	
FEB-6 69	W'DEED		A*	3.00	* 40.42