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

WARRANTY DEED BOOK 4339 PAGE 317
ATC 150910

READ E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 148-1-26	Mr/Mrs Ira B. Walden same as below	Murphree Mortgage Company 226 Third Avenue, North Nashville, Tennessee 37201
FIELD BOOK NUMBER(S) 5D-6101	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 213 Wallace Road	LOAN OR ACCOUNT NO. B-1938109
		PROPERTY IS [x] 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 TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated December 12, 1961, in the original principal sum of $14,450.00, payable to Murphree Mortgage Company in monthly installments of $79.91, including interest as set forth in said note, and being secured by a deed of trust executed by Donald G. Adams and wife to Raymond L. Davis, Jr., Trustee, of record in Book 3324, page 285,

HOWARD G. ELLIOTT and wife, MARGIE W. ELLIOTT,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto IRA B. WALDEN and wife, BARBARA J. 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 Lot No. 228 on the Plan of Hillbrook, Section II, as of record in Book 3300, page 12.

Said Lot fronts 73 feet on the southerly side of Wallace Road and runs back 121.8 feet on the easterly line and 178.6 feet on the westerly line to a dead line, which is a broken line, measuring 124 feet thereon.

Being the same property conveyed to Howard G. Elliott and wife, Margie W. Elliott, by deed from Donald G. Adams and wife of record in Book 3433, page 45.

This conveyance is made subject to restrictions of record in Book 3277, page 482 and Book 3286, page 375.

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 1969 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 29th day of May, 1969

Margie W. Elliott

Howard G. Elliott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Iola C. Watkins, a Notary Public in and for the State and County aforesaid, personally appeared the within named Howard G. Elliott and wife, Margie W. Elliott, 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, the 29th day of May, 19 69.

Iola C. Watkins
Notary Public

My commission expires: May 15, 1973

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 OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 19 69

MY COMMISSION EXPIRES: May 15, 1973 (AFFIX SEAL)

Notary Public

WARRANTY DEED
REF:hs

FROM HOWARD G. ELLIOTT and wife

TO IRA B. WALDEN and wife

A 4 3 1 2 2

IDENTIF. REFERENCE

JUN 4 10 54 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN-4-69	CONV	19,000.00			
JUN-4-69	S'TAX		B*	49.40	
JUN-4-69	PR'FEE		B*	.50	
JUN-4-69	W'DEED		B*	3.00	* 52.90

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

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public