BOOK 4356 PAGE 800

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

x Ralph M. Sturges, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August 1969.

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr., Attorney 633 Stahlman Bldg, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph M. Sturges, Jr. (NAME)	United Mortgagee Servicing Corp. (NAME)	3D 68085
2707 Lincoya Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 84 12
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	Par 155 Part

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, HARBERT F. WALKER, JR. and wife, BOBBIE D. WALKER and ROBERT L. BASS and wife, LOUISE BASS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RALPH M. STURGES, JR. and wife, BONNIE J. STURGES

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:

BEING Lot No. 64 on the Plan of Lincoya Hills, as of record in Book 1835, page 91, Register's Office for Davidson County, Tennessee.

LOT 64 fronts 160 feet on the southwesterly margin of Lincoya Drive and extends back between lines 262.7 feet on the southeasterly line and 250.8 feet on the northwesterly line to a rear line measuring 160.4 feet.

BEING the same property conveyed to Harbert F. Walker, Jr. and wife, Bobbie D. Walker and Robert L. Bass and wife, Louise Bass by deed of William Harvey Hughes and wife, of record in Book 4347, page 212, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2707 Lincoya Drive, 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 8th day of August, 1969

Harbert F. Walker, Jr.

Bobbie D. Walker

Robert L. Bass

Louise Bass

STATE OF TENNESSEE
Davidson County
Wilson

BOOK 4356 PAGE 801

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Harbert F. Walker, Jr. and wife, Bobbie D. Walker and Robert L. Bass and wife, Louise Bass

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~~ Mt Juliet, Tennessee, this 8th day of August 1969.

Commission expires 7-22-71

Wanda B. Williams
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 (their several oaths) (his oath) (himself) acknowledged (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

HARBERT F. WALKER, JR. ET AL

TO

RALPH M. STURGES, JR. ET UX

A 50479

IDENTIF. REFERENCE

AUG 11 4 03 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed

NASHVILLE, TENN.

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

AUG 11	CONV	25,000.00			
AUG 11	STAX		A*	65.00	
AUG 11	REC FEE		A*	.50	
AUG 11	W/DEED		A*	3.00	* 68.50