Prepared by: WILLIAM D. CASTLEMAN, Atty., 218 Third Ave., North, Nashville, Tenn.

WARRANTY DEED

BOOK 4395 PAGE 340

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Curtis L. Walker	United Mortgagee Serv. Corp.	Map 73-13
(NAME) 2004 Forrest Green Dr.	(NAME) 3200 Pacific Avenue	Par. 229
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Virginia Beach, Virginia	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)---------- *Dollars,* cash in hand paid by the grantees, CURTIS L. WALKER, and wife, RUBYE H. WALKER, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of a Deed of Trust given to secure United Mortgagee Servicing Corporation the original sum of $17,500.00, and recorded in book 3962, page 328, Register's Office for Davidson County, Tennessee; payable as therein specified;

We, FERDINAND RICHARD SCHMITZ, and wife, MARIE CRAIG SCHMITZ,

have this day bargained and sold, and do hereby transfer and convey unto the said CURTIS L. WALKER, and wife, RUBYE H. WALKER, their

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

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Henderson Gardens Subdivision, Section III, as of record in Book 3600, page 27, Register's Office for said County.

Said Lot No. 148 fronts 100 feet, as measured on a slight curve, on the southeasterly margin of Forrest Green Drive and runs back between lines, measuring 130.69 feet on the northeasterly line and 102.8 feet on the southwesterly line to a dead line, measuring 69.39 feet thereon.

Being the same real property conveyed to Ferdinand Richard Schmitz, and wife, Marie Craig Schmitz, by deed from Harlan Construction Co., Inc., of record in book 3962, page 326, Register's Office for Davidson County, Tennessee.

$1,404.42

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $~~21,400.00~~

Subscribed and sworn to before me, this the 28th day of January 1970.

Affiant Curtis L. Walker

My commission expires: July 29 1970 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2004 Forrest Green 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 CURTIS L. WALKER, and wife, RUBYE H. WALKER, their *(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 as herein set forth.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* CURTIS L. WALKER, and wife, RUBYE H. WALKER, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 28th *day of* January, 19 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ferdinand Richard Schmitz

Marie Craig Schmitz

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* Ferdinand Richard Schmitz, and wife, Marie Craig Schmitz,

*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* 28th *day of* January, *19*70.

Notary Public

Commission expires July 29, 1970

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.....

FEB-2?? CONV 21,404.92
FEB-2??S'TAX A* 55.64
FEB-2??PRTFEE A* .50
FEB-2?? WDEED A* 3.00 * 59.14

A 67549

IDENTIF. REFERENCE

FEB 2 10 10 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2650
NASHVILLE TENNESSEE

HUTTON Realty Co.
935 WOO AND STREET
NASHVILLE TENNESSEE 37206
228-2691

WARRANTY DEED

FROM
FERDINAND RICHARD SCHMITZ,
ET UX

TO
CURTIS L. WALKER, ET UX.

please return to: HUTTON REALTY CO., 935 Woodland St., Nashville, Tenn. 37206