Willis M. Walker
604 Benton Ave
Nashville, Tenn.

Guaranty Mtg Co
7th and Union
Nashville, Tenn.

This instrument prepared by:
JOE I. MAJORS, Attorney at Law
Tullahoma, Tennessee

BOOK 4106 PAGE 255

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Thousand Five Hundred ($1,500.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and the further consideration of the assumption by the hereinafter named Grantees of the unpaid balance, both principal and interest, of a certain promissory installment note in favor of Guaranty Mortgage Company of Nashville, Tennessee, with a present balance due in the approximate amount of $7,086.26, with a monthly payment of $62.67, and secured by a deed of trust to the property herein conveyed, of record in Trust Deed Book 3826, page 56, Register's Office of Davidson County, Tennessee; and said grantees hereby understand and agree to be bound by the terms and provisions of the aforesaid note and deed of trust and do, by the acceptance of this instrument, hereby agree to assume all liabilities and obligations whatsoever thereunder; I, ANNICE C. PINKSTON, have this day bargained and sold and by these presents do hereby sell, transfer, and convey unto WILLIS M. WALKER and wife, KATHERINE ANN WALKER, their heirs and assigns, all my right, title, and interest in and to the following tract or parcel of land in the Vine Hill area of Davidson County, Tennessee, bounded and described as follows:

> Being Lot No. 24 on the Plan of Vine Hill, of record in Book 161, page 12, Register's Office of Davidson County, Tennessee, as follows:
>
> Said Lot No. 24 fronts 50 feet on the north side of Benton Avenue, and extends back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Harold B. Sawyer and wife, Peggy M. Sawyer by deed from Joe K. Mann and wife, of record in Book 3826, page 55, Register's Office, Davidson County, Tennessee.

Being the same property heretofore conveyed to Annie C. Pinkston by deed from Harold B. Sawyer and wife, Peggy M. Sawyer, of record in Book 4007, page 371, Register's Office, Davidson County, Tennessee.

The Grantor herein hereby transfers and conveys unto the Grantees herein any and all escrow funds held by the lending agency who now holds the indebtedness on this property; however, the Grantor herein only agrees to pay any taxes due on this property to the extent of funds available in the escrow account herein and the Grantees hereby agree to pay any remaining property taxes.

It is understood and agreed that possession of this property will be given immediately after the signing of this Deed. It is further understood and agreed that the Grantor herein will assume and pay the March 1970 payment on the above mentioned loan, and the grantees will pay all future payments, beginning with the April 1970 payment, until said loan is paid in full. The Grantor does further transfer and convey unto the Grantees herein any and all benefits under the existing hazard insurance policy.

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said WILLIS M. WALKER and wife, KATHERINE ANN WALKER, their heirs and assigns, forever.

AND I do covenant with the said WILLIS M. WALKER and wife, KATHERINE ANN WALKER, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for the mortgage or deed of trust above set out.

AND I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title of said land to the said WILLIS M. WALKER and wife, KATHERINE ANN WALKER, their heirs and assigns, against the lawful claims of all persons whomsoever.

BOOK 1106 PAGE 257

WITNESS MY HAND this 24th day of March, 1970.

Annie C. Pinkston
ANNIE C. PINKSTON

STATE OF TENNESSEE

COUNTY OF COFFEE

Personally appeared before me, the undersigned Notary Public, in and for the County and State aforesaid, ANNIE C. PINKSTON, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Tullahoma, Tennessee, this 24th day of March, 1970.

Howard C. Tucker
NOTARY PUBLIC

My commission expires:

2-4-73

I hereby swear or affirm that the actual consideration or value of this transfer, whichever is greater, is $8,586.26

Subscribed and sworn to before me this 24 day of March, 1970

Howard C. Tucker

Deputy Register

IDENTIFICATION REFERENCE

FILED FOR REGISTRATION
MAR 24 2 52 PM '70
FELIX Z. PAYNE, REGISTER
DAVIDSON COUNTY, TENN.

AR246	CONV	$8,586.26		
AR246	S'TAX		A*	22.36
AR246	PR'FEE		A*	.50
AR246	W'DEED		A*	4.50

27

A 7 2 3 8 2