KIMBROUGH-KAVANAUGH AND ASSOCIATES

BOOK 4414 PAGE 150

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

WILLIE CLARENCE WALLS ET UX

TO

TEDDY E. HART ET UX

1400 Bain Drive, Madison

For draftsman's use

This instrument prepared by
Nola Vandergriff
115 Stadium Drive
Hendersonville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teddy E. Hart (NAME)	Murphree Mgt Co. (NAME)	11D-27605
1400 Bain Drive (STREET ADDRESS OR ROUTE NUMBER)	3rd. Ave N (STREET ADDRESS)	and
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Nash. Tenn. (CITY) (STATE) (ZIP)	11D-27600

(FOR REGISTER'S USE)
A 75890

IDENTIF. REFERENCE

APR 29 1 17 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 11,375.62 Willie C. Walls
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 1970

Nola Vandergriff
Notary Public

MY COMMISSION EXPIRES: 10-30-73

(AFFIX SEAL)

For and in Consideration of the sum of $11,375.62

Eleven Thousand Three Hundred Seventy Five and 62/100 - - - - DOLLARS

of which sum, $2,000.00 has been paid in cash, receipt of which is hereby acknowledged, and for the balance, grantees assume a loan retained in deed of trust dated August 2, 1967, of record in Book 4158, page 667, to secure a note owing Murphree Mortgage Company of Nashville.

We, Willie Clarence Walls and wife, Barbara Jean Walls
(Willie C. Walls and Barbara B. Walls, being one and same)

have bargained and sold, and by these presents do transfer and convey unto the said

Teddy E. Hart and wife, Lola F. Hart

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TWO PARCELS OF LAND DESCRIBED AS FOLLOWS:

PARCEL I: Being Lot No. 53 on the Plan of Stanley Heights, as of record in Book 3300, page 74, Register's Office for said County.
Said Lot No. 53 fronts 70 feet on the southerly side of Bain Drive, and extends back 120 feet on the northeasterly line and 67.4 feet on the southwesterly line, to a dead line in the rear, which is a broken line, on which it measures 92.7 feet.
Being the same property conveyed to Willie Clarence Walls and wife, Barbara Jean Walls, by deed from Jones Lumber Company, Incorporated, of record in Book 4158, page 665, Register's Office for Davidson County, Tennessee.

PARCEL II: Being Reserved Parcel "C" on the Plan of Stanley Heights, as of record in Book 3300, page 74, Register's Office for said County, to which Plan reference is here made for a more complete and accurate description.
Being the same property conveyed to Willie C. Walls, and wife, Barbara A. Walls, by deed from Murphree Mortgage Company of record in Book 4116, page 138, Register's Office for Davidson County, Tennessee.

WD-2

This is {unimproved / improved (x)} property, known as 1400 Bain Drive, Madison, Tennessee 37115
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Teddy E. Hart and wife, Lola F. Hart their heirs and assigns, forever.

And we do covenant with the said Teddy E. Hart and wife, Lola F. Hart 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. except 1st mortgage to Murphree Mortgage Co.

And we, Willie Clarence Walls and wife, Barbara Jean Walls do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Teddy E. Hart and wife, Lola F. Hart, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 29th day of April, 19 70

Willie Clarence Walls
Barbara Jean Walls
Willie C. Walls
Barbara B. Walls

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nola Vandergriff, a Notary Public in and for said County and State, the within named Willie Clarence Walls and wife, Barbara Jean Walls (Willie C. Walls and wife, Barbara B. Walls), 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 Hendersonville Tennessee, this 29th day of April, 1970.

Nola Vandergriff, Notary Public.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 10-30-73

STATE OF TENNESSEE
COUNTY OF DAVIDSON

APR29'70 CONV 11,375.62
APR29'70 S'TAX A* 29.64
APR29'70 PR'FEE A* .50
APR29'70 W'DEED A* 3.00 * 33.14

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