TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mrs. Kathleen Walker Richardson
(NAME)
320 Welch Rd. Pagoda Apts. B-5
(STREET ADDRESS OR ROUTE NUMBER)
Nashville, Tenn. 37211
(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO:
Same
(NAME)
BOOK 4458 PAGE 442
(STREET ADDRESS)
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:
71-15 447
Field Book #
20W 24175

For and in consideration of the ~~XXXXX~~ love and affection which I have for my daughter, Kathleen Walker Richardson, ... DOLLARS

~~cash in hand paid by~~

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, ~~we~~ I, Jane P. Walker, unmarried,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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. 40 on the plan of Sharpe & Horn's First Addition to Northeast Nashville, as of record in Book 57, page 152, Register's Office for said County.

Said Lot No. 40 fronts 50 feet on the easterly side of Stainback Avenue and runs back between parallel lines 153 feet to an alley.

Being the same property conveyed to Thomas R. Walker and wife, Jane P. Walker, by deed from Lillie Mai White, of record in Book 1585, page 555, said Register's Office; the said Thomas R. Walker having since died.

The actual consideration for this transfer or value of property (whichever is greater) is $ 4,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

X Jane P. Walker

Sworn to and subscribed before me this 23rd day of October 1970

Patricia Kath

(This instrument prepared by
Elizabeth N. Thomson
Sumner County Title Company
P. O. Box 676
Hendersonville, Tennessee)

~~Unimproved~~ ( ) This is improved ( ) property, known as 1221 Stainback Avenue, Nashville, Tennessee 37207
(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 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.

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.

Witness our hands this 23rd day of October, 1970.

Jane P. Walker

Jane P. Walker

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Patricia Kath, a Notary Public in and for said County and State, the within named Jane P. Walker, unmarried, the bargainors, 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 Nashville, Tennessee, this 23rd day of October, 1970

Commission expires 1-22-74 Notary Public Patricia Kath

TENNESSEE TITLE COMPANY

Warranty Deed

FROM

JANE P. WALKER

To

KATHLEEN WALKER RICHARDSON

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

File Murfree Mtg Co. Bk

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

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IDENTIF. REFERENCE

Nov 12 9 52 AM '70

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

NOV 12	CONV	*4,500.00				
NOV 12	S'TAX		A*	11.70		
NOV 12	PR'FEE		A*	.50		
NOV 12	W'DEED		A*	3.00	*	15.20