BOOK 4496 PAGE 383 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

James T. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April 19 71.

Mary E. Jackson
Notary Public

MY COMMISSION EXPIRES: 11-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles C. Trabue, III, 20thFloor, L & C Tower, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Walker et ux (NAME)	Commerce Union Bank (NAME)	5D-11216
254-256 Largo Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 60387 (STREET ADDRESS)	Map 134-13
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37206 (CITY) (STATE) (ZIP)	Par 216

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, Hillbrook Land Co.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Walker and wife, Terry Lynne Walker

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. 371 on the Plan of Hillbrook Subdivision, Section 6, as of record in Book 4175, page 7, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Hillbrook Land Co. by deed from Roscoe B. McDowell, Sr. et al, of record in Book 3893, page 621, said Register's Office.

unimproved ( )
This is improved (X) property, known as 254-256 (House Number) Largo Drive, (Street) Nashville, Tenn. 37211 (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 my hand this 21st day of April, 19 71

Hillbrook Land Co.

By: Virginia Mitchell
Virginia Mitchell
Secretary and Treasurer

BOOK 4436 PAGE 384

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19__

Commission expires _____ _____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Grace B. Lewis, a Notary Public within and for the State and County aforesaid, personally appeared Virginia Mitchell with whom I am personally acquainted and who upon ~~their~~ (his oath) ~~their~~ (his) oath acknowledged ~~(themselves)~~ herself (himself) to be the Secretary & Treasurer ~~respectively~~ of the Hillbrook Land Co. the within named bargainor, a corporation, and that ~~S~~(he) as such Secretary and Treasurer (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Virginia Mitchell as such Secretary & Treasurer, ~~and attesting the same by the said~~

Witness my hand and official seal at office at Nashville, Tennessee on this the 21st day of April, 19 71

My commission expires July 31, 1974 Grace B. Lewis Notary Public

WARRANTY DEED

FROM Hillbrook Land Co.

TO James T. Walker et ux

B 12321

IDENTIF. REFERENCE

Apr 26 11 02 AM '71

FEE REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

Mail to: Charles C. Trabue, III
26th Floor, L & C Tower
Nashville, Tennessee

APR26 71	CONV	26,000.00			
APR26 71	S'TAX		A*	67.60	
APR26 71	PR'FEE		A*	.50	
APR26 71	W'DEED		A*	3.00	* 71.10