BOOK 4579 PAGE 806

MARTIN & COCHRAN
NASHVILLE, TENNESSEE
BY John D. Cochran

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James K. Wall, Et ux. (NAME:)	James K. Wall, Et ux. (NAME:)	Map 98-1 Par. 64
Franlklin Road (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Map 97-4 Par. 22 pcl
Brentwood, Tennessee 37027 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ($10.00) ---------- *DOLLARS*

cash in hand paid by James K. Wall and wife, Sara Wall, receipt of which is hereby acknowledged, T & R, Inc., a Tennessee corporation

FEB28'72 CONV 10,600.00
FEB28'72 S TAX A* 27.56
FEB28'72 PR FEE A* .50
FEB28'72 W DEED A* 6.00 * 34.06

has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* James K. Wall and wife, Sara Wall their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lots Nos. 22 and 64 on the Plan of Lake Park, Section I, as of record in Book 4175, pages 134 and 135, Register's Office for said County, and described as follows:

Lot No. 22: Beginning at a point in the northern margin of Lake Parkway, said point being the common point between Lot No. 22 and Lot No. 21; thence northerly following the common boundary between Lot No. 22 and Lot No. 21 a distance of 167.96 feet to a point; thence south 68°-00' west a distance of 125.00 feet to a point, said point being on the common boundary between Lot No. 23 and Lot No. 22; thence in a southerly direction following said common boundary between Lot No. 23 and Lot No. 22 a distance of 168.10 feet to a point in the northerly margin of Lake Parkway; thence following said northerly margin of Lake Parkway a distance of 125.00 feet to the point of beginning.

Lot No. 64: Beginning at a benchmark in the easterly margin of Port Victoria Court, said benchmark being at a common point between Lot No. 64 and Lot No. 63; thence following said common boundary between Lot No. 64 and Lot No. 63 in an easterly direction a distance of 177.57 feet to a benchmark, said benchmark being at a common point between Lot No. 62, Lot No. 63, and Lot No. 64; thence following the common boundary between Lot No. 64 and Lot No. 62 north 26°-05' east a distance of 54.10 feet to a point, said point being the common point between Lot No. 62, Lot No. 64 and Lot No. 65; thence following the common boundary between Lot No. 64 and Lot No. 65 in a westerly direction a distance of 208.85 feet to a point in the easterly margin of Port Victoria Court; thence following the said easterly margin of Port Victoria Court in a southerly direction a distance of 153.83 feet to the point of beginning.

STATE OF TENNESSEE, COUNTY OF DAVIDSON. The actual consideration or value whichever is greater, for this transfer is $ 10,600.00
Subscribed and sworn to before me, this the 24th day of February, 19 72
My commission expires October 24, 1973 (Affix Seal)
James K. Wall — Affiant
Shirley L. Johnson — Notary Public

Being part of the property conveyed to T & R, Inc. by deed from Shirley Haskeel Griggs and wife, Ruth Griggs, of record in Book 3791, page 530, Register's Office for Davidson County, Tennessee.

B50072

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IDENTIF. REFERENCE

FEB 28 3 55 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This is ~~unimproved~~ ( ) improved (X) property, known as Lot No. 22 and Lot No. 64, Lake Park Subdivision, (House Number) (Street) P. O. Address: Nashville, Tennessee (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James K. Wall and wife, Sara Wall their *heirs and assigns, forever.*

And T & R, Inc. does *covenant with the said* James K. Wall and wife, Sara Wall *that* T & R, Inc. is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for taxes for the year 1972 which have been prorated and the payment of which is assumed by James K. Wall and wife, Sara Wall, and by restrictions of record in Book 4516, page 751; and by restrictions on the plan of Lake Park, Section I, as of record in Book 4175, pages 134 and 135.

And T & R, Inc. does *further covenant and bind* its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* James K. Wall and wife, Sara Wall, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands this 22 *day of* Feb, 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

T & R, INC.

PRESIDENT

SECRETARY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Earl Hooper *, a Notary Public of the State and County aforesaid, personally appeared* C Eaton Pat + Dean Tayles *, with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *to be* President & Secretary *of the* T & R Inc *, the within named bargainor, a corporation, and that* he *as such* Officers *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves *as* President & Secretary

Witness my hand and seal, at office in Hermitage Tenn *, this* 17 *day of* February *, 19*72

Earl Hooper
Notary Public

Commission Expires 5/23/73

EARL HOOPER NOTARY PUBLIC DAVIDSON COUNTY, TENN.