This Deed was prepared by
Thomas E. Fox, Attorney at Law,
218 E.Main St., Franklin,Tenn.

BOOK 4630 PAGE 550

104-15
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PW

Owner: Robert L. Walker
2710 West Linden Ave
Nashville, Tenn. 37212
Tax Bill Home Federal Savings Loan
L.B.C. Tower
Nashville Tenn.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

WARRANTY DEED

Know All Men by These Presents, that for and in consideration of the sum of Fifteen Thousand Five Hundred Dollars ($15,500.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Wilma S. Fitzgerald, the grantor, have this day bargained and sold and do by these presents transfer and convey unto Robert L. Walker and wife, Barbara W. Walker, the grantees, as tenants by the entirety, their heirs and assigns, a plat or parcel of land located in the City of Nashville, Davidson County, Tennessee, more particularly bounded and described as follows, to-wit:

Being the East 50 feet of Lot No. 12 in Sunset Park Plan, which plan is of record in book No. 332, page 132, Register's Office of Davidson County, Tennessee.

Said east 50 feet of Lot No. 12 fronts 50 feet on the North side of Sunset Avenue and runs back between parallel lines 163.5 feet on the East margin, and 163.7 feet on the West margin to the South line of Lot No. 17 in said plan, and being the same property conveyed to Emma J. Rust by deed from Littell Rust, Trustee, of record in book 735, page 613, R.O.D.C. Tenn., being the same property conveyed to Stone Hamilton and wife, Edna E. Hamilton, as evidenced by deed of record in Deed Book 842, page 67, R.O.D.C., Tennessee, and devised to Wilma S. Fitzgerald by the will of Edna S. Hamilton, who is one and the same person as Edna E. Hamilton, and who also survived her husband, Stone Hamilton. Said will was accepted for probate June 5, 1972, by the Probate Judge of Davidson County, Tennessee, as evidenced by Minute Book 222, page 210, of that Court, and recorded in Will Book 103, page 632, Probate Court, Metro. Govt. of Nashville and Davidson Co., Tenn.

To have and to hold said real estate with all appurtenances, estate, title and interest thereunto appertaining and belonging to the said Robert L. Walker and wife, Barbara W. Walker, their heirs and assigns, forever.

I covenant with the said Robert L. Walker and Barbara W. Walker that I am lawfully seized and possessed of the above-described real estate in fee simple, that I have a good and lawful right to convey the same, and that it is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate unto Robert L. Walker and wife, Barbara W. Walker, their heirs and assigns, against the lawful claims of all persons whomsoever.

I, T. I. Fitzgerald, the husband of Wilma J. Fitzgerald, for the consideration paid her, join in the execution of this instrument for the purpose of releasing and quit claiming unto the grantees named herein any and all interest I have or may have in the property described above.

Taxes for the year 1972 on the above-described property are to be prorated between the grantor and the granteesin proportion to the time that each owned the property during the year 1972 as indicated by the date this instrument is executed.

In witness whereof, I have hereunto affixed my signature this 28 day of July, 1972.

Wilma S. Fitzgerald
Wilma S. Fitzgerald

T. I. Fitzgerald
T. I. Fitzgerald

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Thomas E Foy, a Notary Public in and for the aforesaid State and County, the above-named bargainors, Wilma S. Fitzgerald and T. I. Fitzgerald, with whom I am personally acquainted, and made oath in due form of law that they executed the foregoing instrument for the purpose therein contained and expressed.

IN WITNESS WHEREOF, I have hereunto affixed my signature and seal of office this 28 day of July, 1972.

My Commission expires 7-24-76

Thomas E Foy
NOTARY PUBLIC

B 7 2 7 0 9

T.I.D. IDENTIF. REFERENCE

AUG 22 4 02 PM '72

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

AUG22	CONV	15,500.00			
AUG22 STAX			A*	40.30	
AUG22 PRFEE			A*	.50	
AUG22	RDEED		A*	6.00	* 46.80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, which ever is greater, for this transfer is $15,500.00.

Robert L Wilkes
Affiant

Subscribed and sworn to before me, this the 16th day of August, 1972.

Shirley L Johnson
Notary Public

My Commission Expires: 10/24/73