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FORM NO. WD-1

THIS INSTRUMENT PREPARED BY:

W. E. WEEMS II
Attorney at Law
3310 Lebanon Road Building
Hermitage, Tennessee 37076

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,334.32

Ernest Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF October 1973.

Lee E. Patton
Notary Public

MY COMMISSION EXPIRES: 4-28-75

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY		
NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell L. Tipton (NAME)	First-Mid South Mtg. (NAME)	Map: 96-16
3341 Percy Priest Drive (STREET ADDRESS OR ROUTE NUMBER)	Box 2568 (STREET ADDRESS)	PAR: 37
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP)	

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, Ernest Walker and wife, Sandra W. Walker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell L. Tipton and wife, Jacqueline A. Tipton

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. 36 on the Plan of Hickory Bend, #5, of record in Book 3600, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 75 feet along the southeasterly margin of Percy Priest Drive and runs back 137.4 feet on the northeasterly line and 163 feet on the southwesterly line, to a line at the rear measuring 79.3 feet thereon.

Being the same property conveyed to Ernest Walker and wife, Sandra W. Walker, by deed from Arthur Jones, Jr. and wife, Jean H. Jones, of record in Book 4607, page 958, Register's Office for Davidson County, Tennessee.

This conveyance is subject to setback lines, easements, encumbrances, encroachments and restrictions as of record in Book 3642, page 478, and Book 3600, page 45 RODC, Tn.
It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a deed of trust to Franklin G. Clark, of record in Book 4270, page 61, Register's Office for said County, and also that the escrow account in connection with the aforesaid deed of trust and the hazard insurance policy on the subject property is hereby transferred and assigned to the said Grantees.

This is unimproved ( ) improved (XX) property, known as 3341 Percy Priest Drive, Nashville, Tennessee
(House Number) (Street) (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 our hand S this 15th day of October, 1973

Ernest Walker

Sandra W. Walker
Sandra W. Walker

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Lee E Putnam, a Notary Public in and for said County and State, the within named Ernest Walker and wife, Sandra W. Walker

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 Nashville, Tennessee, this 15 day of October 19 73.

Commission expires July 25, 1975 — Lee E Putnam, Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

JCT23 CONV 25,394.32
JCT23 S.TAX A* 66.04
JCT23 PAYEE A* .50
JCT23 WDEED A* 4.00 * 70.54

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____ — Notary Public

WARRANTY DEED

FROM
Ernest Walker and wife,
Sandra W. Walker

TO
Russell L. Tipton and wife,
Jacqueline A. Tipton

Mail Tax Bills To: Russell L. Tipton and wife, 3310 Fulmoor Rd.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

C 2 8 6 4 8

IDENTIF. REFERENCE

OCT 23 9 39 AM '73

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.