BOOK 4766 PAGE 237

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
O. E. Walton (NAME)	SAME (NAME)	Map 93-16
3036 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 25
Donelson, Tenn. 37214 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	14W-00075

FOR AND IN CONSIDERATION of the sum of ($3,750.00)
--------THREE THOUSAND SEVEN HUNDRED FIFTY and No/100---------- *Dollars,*

Cash in hand paid by O. E. WALTON, hereinafter referred to as GRANTEE, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, I,

MARY CLARE BREEN ELLIS, GRANTOR,

have this day bargained and sold, and do hereby transfer and convey unto the said

GRANTEE,

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 206 in Maury & Claiborne's Addition to Nashville, a plan of which is of record in Book 21, pages 84 and 85, said Register's Office.
Said Lot No. 206 fronts 35 feet on the easterly side of Wharf Avenue and runs back between parallel lines 150 feet to an alley.
Being part of the conveyed to Mary Clare Breen Ellis, by deed from Mary Clare Breen Ellis, Executrix, of record in Book 4225, page 774, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3,750.00

Subscribed and sworn to before me, this the 5th day of November 19 73

Affiant O. E. Walton

My commission expires: July 31, 1974 (Affix Seal)

Notary Public Susan K. Nichols

This is unimproved (X) improved ( ) property, known as 107 Wharf Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEE,

HIS *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEE,
his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* fifth *day of* November, 1973., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

This instrument prepared by Lewis D. Nichols Jr. atty
Mail to 809 Nashville City Bank & Trust Bldg
Nashville Tennessee 37201

Mary Clare Breen Ellis
Mary Clare Breen Ellis

BOOK 4766 PAGE 238

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Sarah L. Nichols, a Notary Public in and for said County and State, Mary Clare Breen Ellis the within named bargainor, 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 5th day of November, 19 73.

Sarah L. Nichols Notary Public

Commission expires July 31, 1974

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

NOV 20 73	CONV	*3,750.00	-			
NOV 20 73	S'TAX		A*	9.62		
NOV 20 73	PR'FEE		A*	.50		
NOV 20 73	W'DEED		A*	4.00	*	14.12

WARRANTY DEED

FROM

Mary Clare Breen Ellis

TO

O. E. Walton

C 32508

IDENTIF. REFERENCE

Nov 20 11 27 AM '73

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

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238