WARRANTY DEED

BOOK 4785 PAGE 228

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James T. Walker & wife (NAME)	First & Mid-South Mortgage Co. (NAME)	Map 96-2
113 Donelsonwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2568 (STREET ADDRESS)	Par 37
Nashville, Tenn. 37214 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4454, page 513, Register's Office for said County.

I, Harold R. Varden, Trustee and Harold R. Varden and wife, Shirley K. Varden

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

James T. Walker and wife, Helen S. Walker

their ~~XXXXX~~ heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Donelsonwood Subdivision of record in Book 2083, page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 80 feet on the easterly side of Donelsonwood Drive and runs back 128.3 feet on the northerly line and 125.1 feet on the southerly line to a dead line and measures 80.1 feet thereon.

Being the same property conveyed to Harold R. Varden, Trustee by deed from Joseph D. Scruggs of record in Book 4774, page 3, Register's Office for Davidson County, Tennessee.

Harold R. Varden, individually and wife, Shirley K. Varden joins this instrument for the purpose of conveying any and all interest that they might have in said property.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $22,000.00

Subscribed and sworn to before me, this the 30th day of January 1974

Affiant

My commission expires: 1-26-76 (Affix Seal)

Notary Public

This is improved (X) unimproved property, known as 113 Donelson Wood Drive (House Number) (Street), Nashville, Tenn. 37214 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

James T. Walker and wife, Helen S. Walker

their ~~XXXXX~~

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 my trust, my successors in trust, heirs and representatives, to warrant and forever defend the title to said real estate to said

James T. Walker and wife, Helen S. Walker, their

~~XXXXXX~~, heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 30th day of January, 1974 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Harold R. Varden

Shirley K. Varden

Harold R. Varden, Trustee

This Instrument Was Prepared By

Dewey Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

RECORDED $5.50

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robt E Earhart, a Notary Public in and for said County and State, Harold R. Varden, Trustee

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he as trustee executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee.
this 30th day of January, 1974.

Robt E Earhart, Notary Public

Commission expires 1-26-76

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robt E Earhart, a Notary Public in and for said County and State, Harold R. Varden and wife, Shirley K. Varden

the within named bargainors, 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 30th day of January, 1974.

Robt E Earhart, Notary Public

Commission expires 1-26-76

FEB-4[illegible] CONV 22,000.00 XXXXX
FEB-4[illegible] S'TAX A* 57.20
FEB-4[illegible] PR'FEE A* .50
FEB-4[illegible] W'DEED A* 4.00 * 61.70

RECORDING MEMO:
Legibility of Writing, Typing or Printing of this Document Unsatisfactory When Received.

WARRANTY DEED

FROM

HAROLD R. VARDEN, TRUSTEE

TO

JAMES T. WALKER, ET UX

C 4 0 6 1 2

IDENTIF. REFERENCE

FEB 4 9 21 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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

PEDIGO & SAINDON