This Form furnished by Attorneys Title Company, Inc.

BOOK 4821 PAGE 429

Form No. WD-3

FROM

AGNES LOUISE PENTECOST YANEY

TO

MATTHEW WALKER AND WIFE,

ALICE J. WALKER

For draftsman's use

THIS INSTRUMENT PREPARED BY:

Richard Marshall
Attorney at Law
Nashville Bank & Trust Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Walker et ux. (NAME)	Same (NAME)	81-6-347
1005 18th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

JUN 3 4 11 PM '74

DAVIDSON COUNTY, TENN.

C57099

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 2,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF ~~May~~ June, 1974.

Notary Public

~~MY COMMISSION EXPIRES~~: May 29

(~~AFFIX SEAL~~)

For and in Consideration of the sum of Two Thousand, Six Hundred Dollars and no/100 ($2,600.00)---------- **DOLLARS**

cash in hand paid by Matthew Walker and wife, Alice J. Walker, to Agnes Louise Pentecost Yaney, the receipt of which is hereby acknowledged, I, Agnes Louise Pentecots Yaney,

JUN-3	CONV	*2,600.00				
JUN-3 S'TAX			A*	6.76		
JUN-3 PR'FEE			A*	.50		
JUN-3	W'DEED		A*	6.00	*	13.26

have bargained and sold, and by these presents do transfer and convey unto the said Matthew Walker and wife, Alice J. Walker, their---------- heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the east part of Lot No. 3 on the Map of the subdivision of the Wesley Hyde Property of record in Minute Book 66, Page 15, in the Chancery Court at Nashville.

 Form No. WD3a

SAID part of said Lot No. 3 fronts 48 feet on the west side of 23rd Avenue, North, and runs back between parallel lines, as measured from the center line of 23rd Avenue, North, 150 feet to a dead line.

BEING the same property conveyed to Agnes Louise Pentecost Yaney, to her sole and separate use, by deed from H. M. Pentecost, of record in Book 4334, Page 990, Register's Office for Davidson County, Tennessee, but subject to the life estate reserved therein by the said H. M. Pentecost; but said Pentecost being deceased, he having died on the 17th day of August, 1970.

This conveyance is made subject to the following. 1. Easement for sanitary sewers and/or storm drainage of record in Book 4030, Page 946, said Register's Office. 2. Rehabilitation notice as of record in Book 4808, Page 708, Register's Office for Davidson County, Tennessee, showing that the said dwelling on the property in question is unfit for human habitation. Also, by information sent to grantor, and made known to grantees, the Metropolitan Government for Nashville and Davidson County, Tennessee, has issued a notice requiring the repair or removal of the improvements erected on said property, on or before June 2, 1974, and as to all responsibility and liability of every kind concerning the repair or the removal of the said improvements/same are assumed by grantees, who take this property as is as far as the said improvements are concerned and hereby relieve grantor from any and all of the responsibility or liability under the ruling of the Metropolitan Government of Nashville and Davidson County, Tennessee, concerning the same.

unimproved ( )
This is improved (X) property, known as 2103 23rd Avenue, North, Nashville, Tn. 37208
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Matthew Walker and wife, Alice J. Walker, their heirs and assigns, forever.

And I do covenant with the said Matthew Walker and wife, Alice J. Walker that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except by the foregoing easement of record in Book 4030, Page 946; the rehabilitation notice of record in Book 4808, Page 708, said Register's Office; applicable zoning regulations and ordinances, and 1974 taxes which have been pro-rated between grantor and grantees and are hereby assumed by grantees.

And I, Agnes Louise Pentecost Yaney,

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Matthew Walker and wife, Alice J. Walker, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 31st day of May, 19 74, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Agnes Louise Pentecost Yaney
AGNES LOUISE PENTECOST YANEY

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STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Jessie W. Hargis, a Notary Public in and for said County and State, the within named Agnes Louise Pentecost Yaney,

the 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 3rd day of ~~May~~ June, 1974.

Jessie W. Hargis, Notary Public
State of Tenn.

Commission Expires Nov. 8 - 1975

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, , 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 .