FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,500.00

Joel Price Walton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF June 1974

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 29, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel Price Walton (NAME)	Fidelity Federal (NAME)	
509 Augusta Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	75-4
Hermitage, TN. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	160

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, JAMES W. CRABB AND WIFE, REGINA CRABB

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOEL PRICE WALTON AND WIFE, JEANNETTE WALTON

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:

Land in Davidson County, Tennessee, being Lot No. 410 on the Plan of Tulip Grove, Section 6, of record in Book 4460, page 19, Register's Office for Davidson County, Tennessee, to which said plan is hereby made for a more complete description of said lot.

Being the same property conveyed to James W. Crabb and wife, Regine Crabb by deed from Miller Kimbrough, Trustee, of record in Book 4597, page 293, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4511, page 994; and easements, setback lines, conditions of owners certificate, etc., as shown on plan of record in Book 4460, page 19, R.O.D.C., Tennessee.

This is unimproved ( ) improved (X) property, known as 509 Augusta DRive (House Number) (Street) Hermitage, (P. O. Address) TN. (City or Town) 37076 (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 21st day of June, 19 74

James W. Crabb

Regina Crabb

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Robert W. Thurman, Jr., a Notary Public in and for said County and State, the within named James W. Crabb and wife, Regina Crabb

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 21st day of June, 1974

Commission expires Commission Expires JULY 29, 1974

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 _____.

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM

James W. Crabb and wife,

Regina Crabb

TO

Joel Price Walton and wife,

Jeannette Walton

C 60677

LOAN ASSOCIATION OF NASHVILLE
INDUSTRY FEDERAL SAVINGS

IDENTIF. REFERENCE

JUN 27 9 35 AM '74

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

JUN 27 74	CONV	36,500.00			
JUN 27 74	S'TAX		A*	94.90	
JUN 27 74	PR'FEE		A*	.50	
JUN 27 74	W'DEED		A*	4.00	* 99.40