WARRANTY DEED

BOOK 4829 PAGE 892

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Samuel T. McSeveney (NAME)	Same as New Owner (NAME)	Map 116-4
816 South Wilson (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 186
Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	7DA 6215

FOR AND IN CONSIDERATION of the sum of ($39,500.00)

----------THIRTY NINE THOUSAND FIVE HUNDRED and NO/100---------- *Dollars,* cash in hand paid by SAMUEL T. McSEVENEY and wife, SANDRA J. McSEVENEY, HEREINAFTER REFERRED TO AS GRANTEES, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we,

THOMAS WALTON and wife, MARCIA OXFORD WALTON, GRANTORS

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

GRANTEES,

their *(successors), heirs and assigns,*

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

being the southerly 60 feet of Lot No. 7 and the northerly 20 feet front and 25 feet rear of Lot No. 8 of Block "K" on the Plan of W. M. Cantrell's Subdivision, as of record in Book 332, page 85, Register's Office for said County.

Said parts of Lot No. 7 and Lot No. 8 front together 80 feet on the easterly side of Wilson, formerly Bosley Avenue, and run back 221-1/4 feet to an alley, measuring 85 feet thereon.

Being the same property conveyed to Thomas Walton and wife, Marcia Oxford Walton, by deed from Robert L. Babb and wife, Dorothy M. Babb, of record in Book 4457, page 824, Register's Office for Davidson County, Tennessee.

Thomas Walton and Thomas E. Walton are one and the same person.
Marcia Oxford Walton and Marcia O. Walton are one and the same person.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 39,500.00

Subscribed and sworn to before me, this the 28th day of June 19 74.

Affiant Samuel T. McSeveney

My commission expires: 4/25/76 (Affix Seal)

Notary Public Mary Evans

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE AT LARGE

This is improved (X) unimproved ( ) property, known as 816 South Wilson (House Number) (Street), Nashville (P. O. Address), Tennessee 37215 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for the 1974 taxes which have been prorated and assumed by the GRANTEES.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* twenty eighth *day of* June, 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.*

THIS INSTRUMENT PREPARED BY:
Lewis D. Nichols, Jr. Attorney
Nashville City Bank Building
Nashville, Tennessee 37201

Thomas E. Walton

Marcia O. Walton

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary E. Nacy, a Notary Public in and for said County and State, Thomas Walton and Marcia Oxford Walton

the within named 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 28th day of June, 19 74

Commission expires 4/25/76

Mary E. Nacy
Notary Public

MARY EISEY NOTARY PUBLIC AT LARGE TENNESSEE

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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
~~NASHVILLE, TENN. 37201~~

WARRANTY DEED

FROM

THOMAS WALTON et ux

TO

SAMUEL T. McSEVENEY et ux

JUN 28 74	CONV	39,500.00			
JUN 28 74	S'TAX		A*	102.70	
JUN 28 74	PR'FEE		A*	.50	
JUN 28 74	W'DEED		A*	4.00	* 107.20

C 6 0 9 9 3

IDENTIF. REFERENCE

JUN 28 12 26 PM '74

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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