(This instrument was prepared by [illegible], Attorney at Law,
320 Gallatin Rd. Madison, Tenn. 37115)

BOOK 4838 PAGE 385

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Frank L. Walden (NAME)	Frank L. Walden (NAME)	11D33965
Same (STREET ADDRESS OR ROUTE NUMBER)	205 Walker Street (STREET ADDRESS)	Map #42-12
(CITY) (P. O. ZONE) (STATE)	Madison, Tennessee 37115 (CITY) (ZONE) (STATE)	Parcel #22

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ----------($10.00) Dollars,
cash in hand paid by the GRANTEE, hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, O.T. SIRCY AND WIFE, GRADY SIRCY, hereinafter called the GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto ~~XXXXX~~ FRANK L. WALDEN, herein called the GRANTEE, his ~~XXXXXX~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

BEING the southerly part of Lot No. 3 on the Plan of Gridiron Heights of record in Book 2330, page 37, said Register's Office, and also known as parts of Lots Nos. 10 and 11 on the Map of M.N. Young's Subdivision of Lot No. 5 of Gee Lands, of record in Book 974 page 5, said Register's Office, and described as follows:

BEGINNING at a point in the easterly margin of Walker Terrace 59 feet south of the corner of Lots Nos. 3 and 4, being the southwest corner of the land conveyed to Clendening by Deed of Record in Book 2153, page 425, said Register's Office; thence along Clendening's south line 253 feet, more or less, to a point; thence southerly 100.5 feet to the line between Lots Nos. 2 and 3; thence with the line between said lots, westerly 245 feet to Walker Terrace; thence with the margin of the same northerly 100 feet to the point of beginning.

BEING the same property conveyed to O.T. Sircy ~~XXXXXXXXXXXXXXXXXXXXXXXX~~ by Deed from Jodie Kirby of record in Book 4838, page 383, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13000.00

Subscribed and sworn to before me, this the 29th day of July 1974

Affiant

My commission expires May 10 1976 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 205 Walker Street (House Number) (Street) Madison, Tennessee P. O. Address: 37115 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, his ~~XXXXXX~~, 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.

We further covenant and bind Ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, his ~~XXXXXX~~, heirs and assigns, against the lawful claims of all persons.

Witness Our hand S this 29th day of July, 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.

O.T. Sircy (O.T. Sircy)

Grady Sircy (Grady Sircy)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* O.T. Sircy and wife, Grady Sircy

the within named bargainor....., 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 Madison *Tennessee, this* 29th *day of* July, *19*74.

Commission expires May 10, 1976 — Notary Public

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 .....

WARRANTY DEED

FROM

O.T. SIRCY ET UX

TO

FRANK L. WALDEN

JUL 29 74	CONV	13,000.00			
JUL 29 74	S'TAX		A*	33.80	
JUL 29 74	PR'FEE		A*	.50	
JUL 29 74	W'DEED		A*	4.00	* 38.30

C 6 4 9 3 4

IDENTIF. REFERENCE

JUL 29 9 47 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS