# WARRANTY DEED

BOOK 4848 PAGE 952

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Carneal Walden (NAME) | Same (NAME) | 149 |
| Bell Road Rt #2 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 150 Pt |
| Antioch Tenn (CITY) (P. O. ZONE) (STATE) | (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.

This Instrument Was Prepared By

Delvin W. Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

I, Mary Crafton, a widow

*have bargained and sold, and by these presents do transfer and convey unto the said* Carneal Walden and wife, Janice Walden

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 2nd formerly the 5th Civil District of Davidson County, Tennessee, described according to a survey made by Norris H. Hickerson, October 4, 1947, as follows:

Beginning at a point in the center of the Old Murfreesboro Road at the southeast corner of a tract of land owned by C. B. Notgrass; thence with the southern boundary line of said Notgrass property, south 44° 15' west 468 feet to a 3-inch maple tree; thence south 45° east 336 feet to a stake; thence north 32° east crossing a private road, in all 392 feet to a point in the center of said Old Murfreesboro Road; thence with the center of said Murfreesboro Road, north 26° 30' west 265 feet to the beginning. containing 2.8 acres, more or less.

Being part of the property conveyed to James Winder Crafton and wife, Mary Crafton by deed from H. M. Dixon and wife, Elsie Pearl Dixon of record in Book 1540, page 151, Register's Office for Davidson County, Tennessee. The said James Winder Crafton is now deceased.

Included in the above described property but specifically excluded therefrom is the property which has been previously conveyed by deeds of record in Book 1908, page 231; Book 2740, page 11; Book 3767, page 11 and Book 3910, page 154, Register's Office for Davidson County, Tennessee.

This conveyance is also made subject to easement for private road way running from Murfreesboro Road to Dixon home place as shown on a survey made by Norris H. Hickerson, Surveyor.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15 cc

Subscribed and sworn to before me, this the 28 day of August 1974

Affiant

My commission expires: April 3, 1976 (Affix Seal)

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

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IDENTIF. REFERENCE

SEP 3 3.31 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | | |
|---|---|---|---|---|---|---|
| SEP-3 | CONV | 15,000.00 | | | | |
| SEP-3 S'TAX | | | A* | 39.00 | | |
| SEP-3 PR'FEE | | | A* | .50 | | |
| SEP-3 | W'DEED | | A* | 6.00 | * | 45.50 |

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Carneal Walden and wife, Janice Walden *their heirs and assigns, forever.*

*And* I *do covenant with the said* Carneal Walden and wife, Janice Walden *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.*

*And* I, Mary Crafton *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Carneal Walden and wife, Janice Walden, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 29th *day of* August, *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.*

X Mary Crafton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, R.W. CRAVENS, a Notary Public in and for said County and State, the within named Mary Crafton

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 29 day of August, 1974.

R.W. CRAVENS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

R.W. Cravens, Notary Public.

Commission Expires Nov. 3, 1976

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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.

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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.