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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	FIRST FEDERAL SAVINGS AND LOAN (NAME)	
(STREET ADDRESS OR ROUTE NUMBER)	UNION AT FOURTH (STREET ADDRESS)	150-1
(CITY) (STATE) (ZIP CODE)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP CODE)	99

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged; we,

	SEP 11 75 CONV	34,750.00			
	SEP 11 75 S'TAX		A* 90.22		
	SEP 11 75 PR'FEE		A* .50		
ROYAL ENTERPRISES	SEP 11 75 W'DEED		A* 4.00	*	94.72

have bargained and sold, and by these presents do transfer and convey unto the said JAMES O. WALKER AND WIFE, DOROTHY I. WALKER,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 265 on the Plan of Edge-O-Lake Estates, Section IV, as of record in Book 3600, pages 87 and 88, Register's Office for said County.

Said Lot No. 265 fronts 80.00 feet on the southwesterly margin of Mossdale Drive and runs back between lines measuring 172.77 feet on the northwesterly line and 173.06 feet on the southeasterly line, to a dead line in the rear on which it measures 80.00 feet.

Being the same property conveyed to Royal Enterprises, by deed from Jerry L. Bradley and wife, in Book 4743, page 604, Register's Office.

This conveyance is subject to easements, restrictions, setback lines of record, and taxes for 1974 applicable to said property.

unimproved ( )
This is improved (X) property, known as 2723 Mossdale Drive, Nashville, Tennessee 37217
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 10th day of September, 19 74.

ROYAL ENTERPRISES, a partnership

By: Jerry Lee Bradley for Partnership
Jerry Pace, Partner

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry Pace, d/b/a Royal Enterprises, a partnership,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of September, 1974.

My commission expires 1-17-77 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $34,750.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

James O. Walker
Dorothy I. Walker

Sworn to and subscribed before me this 10th day of September, 1974.

My commission expires 1-17-77 Notary Public

This instrument was prepared by:

This instrument prepared by

Name	STEPHENSON AND LACKEY	Address

First Federal Building
Nashville, Tennessee 37219

File 1st Fed.

WARRANTY DEED

FROM ROYAL ENTERPRISES

TO JAMES O. WALKER AND WIFE, DOROTHY I. WALKER

C 70726

IDENTIF. REFERENCE

SEP 11 2 24 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219