FORM NO. WD-1

BOOK 4869 PAGE 977

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,500.00

Thomas E. Senter Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 1974.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esquire, 26th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS E. SENTER, SR. (NAME)	S A M E (NAME)	MAP 82-4
108 Oak Valley Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 78
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, ELBERT C. WALTON and wife, MARION Y. WALTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS E. SENTER, SR.

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:

Being the west 55 feet of lots Nos. 364 to 368, both inclusive on the Map of Oakland Park, as of record in book 421, page 12, Register's Office for said County.

Said parts of said lots front 55 feet on the south side of Richardson Street and run back between parallel lines along the east margin of an alley, 154 feet to a dead line.

Being the same property conveyed to Elbert C. Walton and wife, Marion Y. Walton by deed from Veva Perry Capsas, a widow, of record in Book 4540, page 447, Register's Office for Davidson County, Tennessee.

GRANTEE HEREIN ASSUMES AND AGREES TO PAY THE BALANCE OF AN INDEBTEDNESS SET FORTH IN INSTALLMENT DEED OF RECORD IN BOOK 4540, PAGE 447.

THIS CONVEYANCE MADE SUBJECT TO EASEMENT VESTED IN THE NASHVILLE HOUSING AUTHORITY BY DECREE ENTERED IN MINUTE BOOK 64, PAGE 351, THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE.

This is unimproved ( ) improved (X) property, known as 806 Richardson Avenue, Nashville, Tennessee 37207
(House Number) (Street) (P. O. Address) (City or Town) (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 15th day of November, 1974

X Elbert C. Walton

X Marion Y. Walton

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELBERT C. WALTON and wife, MARION Y. WALTON

the bargainors, 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 15th day of November 19 78

Commission expires 10/28/78

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
ELBERT C. WALTON, et ux

TO
MARION Y. WALTON

THOMAS E. SENTER, SR.

C 78064

IDENTIF. REFERENCE

Nov 21 12 16 PM '78

FELIX Z. WILKERSON REGISTER
DAVIDSON COUNTY, TENN.

PLEASE RETURN RECORDED DEED TO:
Alan L. Saturn, Esquire
26th Floor
First American Center
Nashville, Tennessee 37238

NOV21	CONV	*6,500.00				
NOV21	S'TAX		A*	16.90		
NOV21	PR'FEE		A*	.50		
NOV21	W'DEED		A*	4.00	*	21.40

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.