BOOK 4914 PAGE 507

# WARRANTY DEED

This instrument prepared by:
Gail Pigg, Attorney
230 Fourth Avenue, North
Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| James O. Walker and wife, Dorothy I. Walker (NAME) | Home Federal Savings & Loan Association (NAME) | 150-1 |
| 534 Owendale Drive (STREET ADDRESS OR ROUTE NUMBER) | 230 Fourth Avenue, North (STREET ADDRESS) | #321 |
| Antioch, Tenn. 37013 (CITY) (P. O. ZONE) (STATE) | Nashville, TN. 37219 (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) ---------- Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

MELVIN JONES and LARRY JONES, a partnership, d/b/a REPUBLIC BUILDERS

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

JAMES O. WALKER and wife, DOROTHY I. WALKER

their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Edge-O-Lake, Section 18 Estates, as of record in Book 4675, page 84, Register's Office for said County.

Said Lot No. 51 fronts 84.96 feet on the easterly side of Owendale Drive and extends back 155 feet on the northerly line and 150.75 feet on the southerly line to a dead line measuring 79.99 feet thereon.

Being part of the same property conveyed to Melvin Jones and Larry Jones, a partnership, d/b/a Republic Builders by deed from Ralph Steven et al, of record in Book 4905, page 171, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,400.00

Affiant

Subscribed and sworn to before me, this the 16th day of May 1975

Notary Public

My commission expires: 4/27/77 (Affix Seal)

This is unimproved ( ) improved (X) property, known as 534 Owendale Drive, Antioch, Tn 37013 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James O. Walker and wife, Dorothy I. Walker 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 1975 taxes, restrictions of record in Bk.4797, pg.410, & plan of record in Bk.4675, page 84, said Register's Office

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said James O. Walker and wife, Dorothy I. Walker their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 16th day of May, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

REPUBLIC BUILDERS, a partnership

BY: Melvin Jones
Melvin Jones

BY: Larry Jones
Larry Jones

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, Melvin Jones and Larry Jones

the within named 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 16th day of May, 19 75.

Gail Pigg Notary Public

Commission expires 4/27/77

NOTARY PUBLIC AT LARGE STATE OF 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 _____

L-600.244-2
File Room

**WARRANTY DEED**

FROM
Republic Builders

TO
James O. Walker et ux

File:
Home Federal S & L Association

C 99180

IDENTIF. REFERENCE

MAY 20 3 20 PM '75

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| MAY20 75 | CONV | 42,400.00 | | | |
| MAY20 75 | S'TAX | | A* | 110.24 | |
| MAY20 75 | PR'FEE | | A* | .50 | |
| MAY20 75 | W'DEED | | A* | 4.00 | * 114.74 |

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238