FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00

Marie B. Cummings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF July 19 75.

X Notary Public

MY COMMISSION EXPIRES: 5/20/75

(AFFIX SEAL)

Mail 30

THIS INSTRUMENT WAS PREPARED BY
John G. Doak, Atty.-2525 Lebanon Rd. Nashville, Tenn. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William G. Evans et ux (NAME)	Same (NAME)	91-3
5400 California Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	4
Nashville, Tenn. (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, Lawrence Joseph Henkel, Executor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William G. Evans et ux, Elizabeth I. Evans.

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:

LAND in Davidson County, Tennessee, being the southerly 100 feet and the easterly 30 feet of Lot No. 1301 of Block 49, Plan No. 2, West Nashville, As of record in Book 57, page 172, Register's Office for said County, and being more particularly described as follows:

BEGINNING at a stake in the northerly margin of California Avenue, said stake being located south 81° 15' west 30 feet from the westerly margin of 54th Avenue North and north 81° 15' east 5 feet from the original lot line 1301-1303, running thence north 8° 45' west 100 feet to a stake; thence north 81° 15' east 30 feet to a stake in the westerly margin of 54th Avenue North, running thence with the westerly margin of 54th Avenue North south 8° 45' east 100 feet to a stake in the northerly margin of California Avenue, running thence with the northerly margin of California Avenue south 81° 15' west 30 feet to the point of beginning.

BEING the same property conveyed to Charles Walden and wife, Anne D. Walden by deed from Lee Frank Darnell and wife, Mary Ann Darnell, of record in Book 3929, page 552, Register's Office for Davidson County, Tennessee. The said Charles Walden and Anne D. Walden both having since died. The said Charles Walden have predeceased the said Anne D. Walden. Being the same property vested in Lawrence Joseph Henkel as executor for the purposes of sale by Will of Anne Deborah Walden, deceased, of record in Will Book 111, page 697, and Minute Book 234, page 180, Probate Court Clerk's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5400 California Ave. Nashville, Tenn.
(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 my hand this 11th day of July, 19 75

LAWRENCE JOSEPH HENKEL: Lawrence Joseph Henkel

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 Lawrence Joseph Henkel, Executor

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 11 day of July 19 75

Commission expires 5-20-79

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

LAWRENCE JOSEPH HENKEL
Executor

TO

WILLIAM G. EVANS ET UX,

ELIZABETH I. EVANS

D 0 6 6 4 8

IDENTIF. REFERENCE

JUL 14 1 32 PM '75

FELIX J. ... JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 14 75	CONV	*5,000.00				
JUL 14 75	S'TAX		A*	13.00		
JUL 14 75	PR'FEE		A*	.50		
JUL 14 75	W'DEED		A*	4.00	*	17.50