BOOK 4931 PAGE 234

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)	131-9
(CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	34 Part

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 are hereby acknowledged; we,

Robert T. Garrett, Jr. and wife, Jane C. Garrett,

have bargained and sold, and by these presents do transfer and convey unto the said John W. Walton, III, and wife, Carrol R. Walton,

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. 12 on the Plan of Section Three, Seven Hills, of record in Book 2663, page 89, Register's Office for said County.

Said Lot No. 12 fronts 200.5 feet on the south side of Harding Place and extends back 488.6 feet on the west line and 375 feet on the east line to a dead line in the rear on which it measures 255.8 feet.

Being the same property conveyed to Robert T. Garrett, Jr., and wife, Jane C. Garrett, by deed from Walter Ford, and wife, of record in Book 4105, page 566, Register's Office for said County.

JUL 14 75	CONV	64,000.00			
JUL 14 75	S'TAX		A*	166.40	
JUL 14 75	PR'FEE		A*	.50	
JUL 14 75	W'DEED		A*	4.00	* 170.90

This conveyance is subject to easements, restrictions, setback lines of record, and taxes for 1975, applicable to said property.

unimproved ( )
This is improved (X) property, known as 1605 Harding Place (House Number) (Street)
Nashville, Tennessee (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 9th day of July, 19 75.

Robert T. Garrett Jr. — ROBERT T. GARRETT, JR.

Jane C. Garrett — JANE C. GARRETT

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Shirley H. Martin, a Notary Public in and for said County and State, the within named Robert T. Garrett, Jr. and wife, Jane C. Garrett, the bargainor, 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 9th day of July, 1975.

My commission expires 7/24/77 Notary Public Shirley H. Martin

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 $ 64,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Arthur Walton III

Sworn to and subscribed before me this 9th day of July, 1975.

My commission expires 2-7-79 Notary Public Virginia R. Runion

This instrument was prepared by:		
This instrument prepared by		
Name	STEPHENSON AND LACKEY First Federal Building Nashville, Tennessee 37219	Address

WARRANTY DEED

FROM

ROBERT T. GARRETT, JR. AND WIFE, JANE C. GARRETT

TO

JOHN W. WALTON, III, AND WIFE, CARROL R. WALTON

D 06689

IDENTIF. REFERENCE

JUL 14 3 31 PM '75

FEE [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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