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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,900.00

James E. Walden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 rd DAY OF March, 1976.

Notary Public

MY COMMISSION EXPIRES: May 8, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & SCHMITZ, ATTORNEYS AT LAW, 807 American Trust Bldg., Nash., Tenn. 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JAMES ELBERT WALDEN, et ux (NAME) | DOBSON & JOHNSON, INC. (NAME) | 12D 02910 |
| 2520 Jones Avenue (STREET ADDRESS OR ROUTE NUMBER) | 311 Plus Park Boulevard (STREET ADDRESS) | Map: 71-4 |
| Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37217 (CITY) (STATE) (ZIP) | Par: 61 |

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~~ I, ARCHIE F. HUTTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES ELBERT WALDEN and wife, BEVERLY A. WALDEN

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 Lot No. 320 on the Plan of Joywood Heights, Section II, of record in Book 1130, Pages 92 & 93, Register's Office for said County.

SAID Lot No. 320 fronts 60 feet on the westerly margin of Jones Avenue and extends back 192.4 feet on the northerly line and 192.1 feet on the southerly line to a dead line in the rear, measuring 60 feet thereon.

BEING the same property conveyed to Archie F. Hutton by deed from James C. Barnhill and wife, Cathey M. Barnhill, of record in Book 4991, Page 733, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Dobson & Johnson, Inc. of record in Book 4835, Page 491, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 2520 Jones 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 my hand this 23rd day of March, 1976

x Archie F. Hutton

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

ARCHIE F. HUTTON

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 23rd day of March 1976.

Commission expires May 8, 1978

Lovell J. Cathey
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 (their several oaths) (his oath) (himself) acknowledged (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

D 41416

WARRANTY DEED

FROM
ARCHIE F. HUTTON

TO
JAMES ELBERT WALDEN, et ux
BEVERLY A. WALDEN

IDENTIF. REFERENCE

MAR 23 3 26 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

This Instrument Prepared By:
WILLIAM D. CASTLEMAN, ATTY.
807 American Trust Bldg.
Nashville, Tennessee 37201

MAR 23 CONV 16,900.00
MAR 23 S'TAX B* 43.94
MAR 23 PR'FEE B* .50
MAR 23 W'DEED B* 4.00 * 48.44

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File Box 9

NOTARY PUBLIC DAVIDSON COUNTY, TENN.