This instrument was prepared by James A. Lesemann, Attorney at Law, 320 Gallatin Road, Madison, Tennessee.

BOOK 5102 PAGE 492

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Herbert A. Walden et ux (NAME)	Kimbrough - Kavanaugh (NAME)	4D - 49500
112 Bennett Drive (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway, Suite A (STREET ADDRESS)	MAP 44-9
Old Hickory, Tennessee 37138 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	PAR. 45

FOR AND IN CONSIDERATION of the sum of Ten and No/100---------- ----------($10.00)---------- *Dollars,* cash in hand paid by the said grantees, hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees, of the unpaid balance of an indebtedness in the original principal amount of $9,850.00, payable to Kimbrough-Phillips Company; and secured by a Deed of Trust executed by Myers E. Brown and wife, Rebecca R. Brown, of record in Book 3411, page 31, Register's Office for Davidson County, Tennessee.

We, Myers E. Brown and wife, Rebecca R. Brown, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto ~~XXXXX~~ Herbert A. Walden and wife, Judy B. Walden, herein called the grantees, their

~~XXXXXXXX~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of the Knoll Subdivision, Section 3, of record in book 2854, page 110, Register's Office for said County.

Said Lot No. 36 fronts 80.37 feet on the northwesterly side of Bennett Drive and extends back 210.4 feet on the northeasterly line and 124 feet on the southwesterly line to a dead line measuring 113.14 feet thereon.

Being the same property conveyed to Myers E. Brown and wife, Rebecca R. Brown, by deed from Jerome A. Kaiser and wife, Norma W. Kaiser, of record in book 4283, page 451, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,750.00

Subscribed and sworn to before me, this the 3rd day of January 19 77

Affiant Herbert A. Walden

My commission expires: February 21, 1979 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 112 Bennett Drive, Old Hickory, Tennessee (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 grantees, their ~~XXXXXXXX~~ *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 as stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their ~~XXXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 3rd *day of* January, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

(Myers E. Brown)

(Rebecca R. Brown)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Myers E. Brown and wife, Rebecca R. Brown,

the within named bargainor S., 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 Madison *Tennessee, this* 3rd *day of* January, *19*77.

Commission expires February 21, 1979 Notary Public

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 .....

WARRANTY DEED

FROM

Myers E. Brown et ux

TO

Herbert A. Walden et ux

Return to:

FELLER BROWN REALTY & AUCTION
212 Madison St.
Madison, Tennessee 37115

D 8 3 6 3 0

IDENTIF. REFERENCE

JAN 4 10 02 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

JAN-4-77 CONV 13,750.00
JAN-4-77 S'TAX B* 35.62
JAN-4-77 PR'FEE B* .50
JAN-4-77 M'DEED B* 4.00 * 40.12

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

BOOK 5102 PAGE 494

OFFICIAL STATUTORY BOND FOR COUNTY PUBLIC OFFICIALS

Prescribed by the Comptroller of the Treasury, State of Tennessee

State Bond Form COB-1 (60) Surety's Bond No. 2757955

STATE OF TENNESSEE
COUNTY OF DAVIDSON
OFFICE OF CONSTABLE

KNOW ALL MEN BY THESE PRESENTS:

That FRANK M. BESS, JR. of NASHVILLE (City or Town), County of DAVIDSON, Tennessee, as Principal, and SAFECO INSURANCE COMPANY OF AMERICA

as Surety, are held and firmly bound unto THE STATE OF TENNESSEE in the full amount of FOUR THOUSAND FIVE HUNDRED & NO/100 --- Dollars ($ 4,500.00), lawful money of the United States of America, for the full and prompt payment whereof we bind ourselves, our representatives, successors and assigns, each jointly and severally, firmly and unequivocally by these presents.

JAN 4 5 MISC 8* .00 * .00

WHEREAS, The said Principal was duly X elected appointed to the office of CONSTABLE of and for DAVIDSON County for the (2) year term beginning on the 2nd day of NOVEMBER 19 76 and ending on the 1st day of SEPTEMBER 19 78

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH:

That if the said FRANK M. BESS, JR. Principal, shall:

1. Faithfully perform the duties of the office of CONSTABLE of DAVIDSON County during his term of office or his continuance therein; and
2. Pay over to the persons authorized by law to receive them, all monies, properties, or things of value that may come into his hands during his term of office or his continuance therein without fraud or delay, and shall faithfully and safely keep all records required of him in his official capacity, and at the expiration of his term, or in case of his resignation or removal from office, shall turn over to his successor all records and property which have come into his hands, then this obligation shall be null and void; otherwise to remain in full force and effect.

WITNESS our hands and seals this 17TH day of DECEMBER 19 76

WITNESS - ATTEST:

PRINCIPAL
Frank M. Bess Jr.

SURETY:
SAFECO INSURANCE COMPANY OF AMERICA

by: A. H. Cowan, Attorney-in-Fact

COUNTERSIGNED BY:

Tennessee Resident Agent

(Attach evidence of authority to execute bond)

ACKNOWLEDGMENT OF PRINCIPAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public, of the State and County aforesaid, personally appeared FRANK M. BESS, JR. with whom I am personally acquainted and who, upon oath, acknowledged himself to be the individual who executed the foregoing bond, and he acknowledged to me that he executed the same.

WITNESS my hand and seal this 17 day of December 1976

My Commission Expires: 4-27 1977

Notary Public

ACKNOWLEDGMENT OF SURETY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public, of the State and County aforesaid, personally appeared FRANK M. BESS, JR. with whom I am personally acquainted and, who, upon oath, acknowledged himself to be the individual who executed the foregoing bond on behalf of SAFECO INSURANCE COMPANY OF AMERICA the within named Surety, a corporation duly licensed to do business in the State of Tennessee, and that he as such individual being authorized so to do, executed the foregoing bond, by signing the name of the corporation by himself as such individual.

WITNESS my hand and seal this 17 day of December 1976

My Commission Expires: 4-27 1977

Notary Public

Approved by the Attorney General, State of Tennessee, July 29, 1975.

APPROVAL AND CERTIFICATION

SECTION I. (Applicable to all County Officials except Clerks of Chancery and Circuit Courts)

Bond and Sureties approved by Shelton Luton, County Judge or Chairman of the County Court of Davidson County, on this 29th day of December 1976

Signed:

X Shelton Luton
County Judge or Chairman of the County Court

CERTIFICATION:

I, R. E. Worrall, Clerk of the County Court of Davidson County, hereby certify that the foregoing bond was approved by the (Quarterly) (County) Court of said county, in open Court, on the 4th day of January 77, and entered upon the minutes thereof.

Signed:

R E Worrall
Clerk of the County Court

This bond has been examined and approved, this 29th day of December 76

Signed:

X William Huntsford
Judge of Circuit Court

SECTION II. (Applicable only to Clerks of Chancery and Circuit Courts)

CERTIFICATION:

This is to certify that I have examined the foregoing bond and found the same to be sufficient and in conformity to law, that the sureties on the same are good and worth the penalty thereof and that the same has been entered upon the minutes of said court.

Signed:

Judge of the ___ Circuit ___ Chancery Court of and for said County on this ___ day of _____, 19___

SECTION III. (Applicable to all County Officials' Bonds)

INDORSEMENT:

Filed with the Comptroller of the Treasury, State of Tennessee, this ___ day of _____, 19___

Comptroller of the Treasury

SECTION IV. (Applicable to all County Officials' Bonds)

FOR USE BY REGISTER OF DEEDS

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing Unsatisfactory in this Document When Received.

D8363 1'

IDENTIF. REFERENCE

JAN 4 10 10 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

SAFECO

POWER OF ATTORNEY

BOOK 5102 PAGE 496

SAFECO INSURANCE COMPANY OF AMERICA
GENERAL INSURANCE COMPANY OF AMERICA
HOME OFFICE: SAFECO PLAZA
SEATTLE, WASHINGTON 98185

No. 4312

KNOW ALL MEN BY THESE PRESENTS:

That Safeco Insurance Company of America and General Insurance Company of America, each a Washington corporation, does each hereby appoint

---------- A. H. COWAN ----------

its true and lawful attorney(s)-in-fact, with full authority to execute on its behalf fidelity and surety bonds or undertakings and other documents of a similar character issued in the course of its business, and to bind the respective company thereby.

IN WITNESS WHEREOF, Safeco Insurance Company of America and General Insurance Company of America have each executed and attested these presents

this 6th day of August, 19 73.

W. D. HAMMERSLA, SECRETARY

GORDON H. SWEANY, PRESIDENT

CERTIFICATE

Extract from Article VI, Section 12, of the By-Laws of SAFECO Insurance Company of America and of General Insurance Company of America:

"Article VI, Section 12, - FIDELITY AND SURETY BONDS . . . the President, any Vice President, and the Secretary shall each have authority to appoint individuals as attorneys-in-fact or under other appropriate titles with authority to execute on behalf of the company fidelity and surety bonds and other documents of similar character issued by the company in the course of its business . . . On any instrument making or evidencing such appointment, the signatures may be affixed by facsimile. On any instrument conferring such authority or on any bond or undertaking of the company, the seal, or a facsimile thereof, may be impressed or affixed or in any other manner reproduced; provided, however, that the seal shall not be necessary to the validity of any such instrument or undertaking."

Extract from a Resolution of the Board of Directors of SAFECO Insurance Company of America and of General Insurance Company of America adopted July 28, 1970:

"On any certificate executed by the Secretary or an assistant secretary of the Company setting out,
(i) The provisions of Article VI, Section 12 of the By-Laws, and
(ii) A copy of the power-of-attorney appointment, executed pursuant thereto, and
(iii) Certifying that said power-of-attorney appointment is in full force and effect,
the signature of the certifying officer may be by facsimile, and the seal of the Company may be a facsimile thereof."

I, Wm. Hammersla, Vice President and Secretary of SAFECO Insurance Company of America and of General Insurance Company of America, do hereby certify that the foregoing extracts of the By-Laws and of a Resolution of the Board of Directors of these corporations, and of a Power-of-Attorney issued pursuant thereto, are true and correct, and that both the By-Laws, the Resolution and the Power-of-Attorney are still in full force and effect.

IN WITNESS WHEREOF, I have heremto set my hand and affixed the facsimile seal of each corporation

this 17TH day of DECEMBER, 19 76.

SAFECO INSURANCE COMPANY OF AMERICA CORPORATE SEAL 1953 STATE OF WASHINGTON

GENERAL INSURANCE COMPANY OF AMERICA CORPORATE SEAL 1923 State of Washington

W. D. HAMMERSLA, SECRETARY

S 974 R4 10/75

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