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 $ 13,732.49

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 28th DAY OF January 1977.

Notary Public

MY COMMISSION EXPIRES: March 17, 1980

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Archie F. Hutton (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, Tenn. 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,

JAMES ELBERT WALDEN and wife, BEVERLY A. WALDEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ARCHIE F. HUTTON

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, Page 92 and 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 James Elbert Walden and wife, Beverly A. Walden by deed from Archie F. Hutton, of record in Book 5008, Page 282, Register's Office for Davidson County, Tennessee.

IT IS AGREED AND UNDERSTOOD that the above named Grantee assumes and agrees to pay the remaining unpaid balance of a deed of trust of record in Book 4835, Page 491, Register's Office for Davidson County, Tennessee, payable according to the terms and conditions therein, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is unimproved ( ) improved (XX) property, known as 2520 Jones Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37207 (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. 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 28th day of Jan., 1977

x James E. Walden
James Elbert Walden

x Beverly A. Walden
Beverly A. Walden

James Elbert Walden

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 JAMES ELBERT WALDEN and wife, BEVERLY A. WALDEN

the 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 Nashville, Tennessee, this 28 day of January 1977

Commission expires August 17, 1980

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

Please return to: Hutton Inc., Realtors, 125 Gallatin Road, No. Madison, Tenn. 37115

D 87902

IDENTIFICATION REFERENCE

FEB 3 9 08 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
JAMES ELBERT WALDEN, et ux

TO
BEVERLY A. WALDEN

TO
ARCHIE F. HUTTON

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File Box 9

FEB-3[illegible]	CONV	13,737.89			
FEB-3[illegible]	S'TAX		B*	35.62	
FEB-3[illegible]	PR'FEE		B*	.50	
FEB-3[illegible]	W'DEED		B*	4.00	* 40.12