This instrument prepared by:
WILLIAMS SHIELDS & WILDMAN
Attorneys - at - Law
Suite 100, Cumberland Office Bldg.
103 Cumberland Avenue
Madison, Tennessee 37115

WARRANTY DEED

BOOK 5173 PAGE 760

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jack C. Torkelson	Same as new owner	11D-44035
(NAME)	(NAME)	
632 Center Street		Map 52-7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tenn. 37115		Parcel 10
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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, the receipt of which is hereby acknowledged,

We, Oscar E. Torkelson and wife, Laura A. Torkelson,

have this day bargained and sold, and do hereby transfer and convey unto the said Jack C.Torkelson, his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being Known as Lot No. 22 of Block "B" on an unrecorded Map of the Subdivision known as Home Acres, being a Resubdivision of the 1st Subdivision of the Layman Foundation property and described according to a copy of a survey by Blanchard & Parrish, as follows:

Beginning at a point in the westerly margin of Center Street, the common corner of Lot Nos. 21 and 22; thence with the line between said Lots, westerly 225 feet to a point in the easterly line of Lot No. 7; thence with the line between Lot Nos. 22 and 7, southerly 63.3 feet to a point in the northerly line of Lot No. 3; thence with the line between Lots Nos. 22 and Lot Nos. 3, 2 and 1, easterly 237.5 feet to the westerly margin of Center Street; thence with the margin of same northerly 141 feet to the beginning.

Being the same property conveyed to Oscar E. Torkelson and wife, Laura A. Torkelson by deed from William J. Froelich and wife, Lillian Olive Froelich, which is of record in Book 5088, page 689, Register's Office for Davidson County, Tennessee.

JUL 21 CONV 23,500.00
JUL 21 S'TAX B* 61.10
JUL 21 PR'FEE B* .50
JUL 21 W'DEED B* 4.00 *

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is 23,500.00

Subscribed and sworn to before me, this the 15th day of July 19 77

Affiant

My commission expires: 2/2/81 (Affix Seal)

Notary Public

This is unimproved (xx) property, known as 632 Center Street, Madison, 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 Jack C. Torkelson, his *(successors), 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 for an installment deed of record in Book 5088, page 689, which grantors herein will continue to pay.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jack C. Torkelson, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 15th day of July, 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.

Oscar E. Torkelson

Laura A. Torkelson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned authority *, a Notary Public in and for said County and State,* Oscar E. Torkelson and wife, Laura A. Torkelson,

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* 15th *day of* July *, 19* 77.

Deanie G. Floyd *Notary Public*

Commission expires 2/2/81

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 .....

E 15653

IDENTIF. REFERENCE

JUL 21 10 35 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Oscar E. Torkelson et ux

TO

Jack C. Torkelson

Compliments of

Lawyers Title of Nashville, Inc.

POST OFFICE BOX 742 • 101 CUMBERLAND STREET
MADISON, TENNESSEE 37115
AREA CODE 615/868-6700

WARRANTY DEED

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