This instrument was prepared by [illegible] Attorney at Law,
320 Gallatin Road, Madison, Tennessee. 37115.

BOOK 5235 PAGE 720

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James B. Walden etux. | National Mortgage Company | Map 18-3 |
| (NAME) | (NAME) | |
| 313 Isaac Drive | 4041 Knight Arnold Road | Parcel 5 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Goodlettsville, Tenn. 37072 | Memphis, Tennessee | GO-12034 |
| (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, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated July 28, 1976, and filed for record August 2, 1976, in the office of the recorder of deeds of Davidson County, Tennessee, in book 5052, page 631, said Register's Office, and note of even date thereby secured, in the original principal amount of $32,000.00, payable to National Mortgage Company which debt the grantees herein assumes and agrees to pay as part payment of the purchase price. The grantees further hereby assumes the obligations of Gary L. Shoaf and wife, Janice A. Shoaf under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

We, James E. Jones and wife, Brenda F. Jones, hereinafter called the grantors, *have this day bargained and sold, and do hereby transfer and convey unto the said*
James B. Walden and wife, Jonell Walden, herein called the grantees, their
(successors), heirs and assigns, *certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Connell Estates, Section 1, as of record in Book 2900, page 15, Register's Office for said County.

Said Lot No. 15 fronts 101.33 feet on the northeasterly side of Isaac Drive and extends back between lines, 144.9 feet on the southeasterly line and 155.55 feet on the northwesterly line, to a dead line in the rear on which it measures 128.0 feet.

Being the same property conveyed to James E. Jones and wife, Brenda F. Jones, by deed from Gary L. Shoaf and wife, Janice A. Shoaf, of record in book 5180, page 119, said Register's Office.

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This conveyance is made subject to restrictive covenants of record in Book 2927, page 581, setback lines, easements and other limitations as shown on Plan of record in Book 2900, page 15, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,393.91

Subscribed and sworn to before me, this the 20th day of December 19 77

Affiant

My commission expires: 4-30-80 (Affix Seal)

Notary Public

( ) unimproved ( X ) This is improved property, known as 313 Isaac Drive, Goodlettsville, Tennessee. 37072.
(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
(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.*

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
(successors), *heirs and assigns, against the lawful claims of all persons.*

*Witness* our hand S this 20th day of December, 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.*

James E. Jones

Brenda F. Jones

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* James E. Jones and wife, Brenda F. Jones

*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* 20th *day of* December, *19* 77.

A. C. Sloan *Notary Public*

*Commission expires* 4-30-80

STATE OF TENNESSEE STATE AT LARGE NOTARY PUBLIC C. SLOAN
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* .....

| | | | | | |
|---|---|---|---|---|---|
| DEC 21 77 | CONV | 39,393.91 | | | |
| DEC 21 77 | S'TAX | | B* | 102.44 | |
| DEC 21 77 | PR'FEE | | B* | .50 | |
| DEC 21 77 | W'DEED | | B* | 4.00 | * 106.94 |

**WARRANTY DEED**

FROM
James E. Jones etux.

TO
James B. Walden etux.

E 42825

IDENTIF. REFERENCE

DEC 21 2 15 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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