BOOK 5241 PAGE 436

Prepared by: King & Ballow
24th Floor
First American Center
Nashville, TN 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Richard C. Walker	Dobson & Johnson, Inc.	22W-15960
unmarried (NAME)	(NAME)	
	18th Floor, One Commerce Place	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37239 (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, John R. Oakley and wife, Arlene Oakley,

have this day bargained and sold, and do hereby transfer and convey unto the said

Richard C. Walker, unmarried, his

(successors), heirs and assigns,

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

BEING Lot No. 1 in the Subdivision of Block No. 35 in the O. B. Hayes Plan of Large Lots, of record in Book 161, Page 86, Register's Office for said County.

SAID Lot No. 1 fronts 55 feet and 2 inches on the East side of 17th Avenue, South, formerly Addison Street, and runs back Eastwardly between parallel lines 150 feet to an alley.

BEING the same property conveyed to John R. Oakley and wife, Arlene Oakley, by deed from Ruth Wollard Kain of record in Book 4791, Page 350, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $36,000.00

Subscribed and sworn to before me, this the 30 day of Dec., 1977

Affiant: x Richard C. Walker

My commission expires: 10-27-79 (Affix Seal)

Notary Public: Barry W. Bedford

This is improved (XX) unimproved ( ) property, known as 1226 17th Avenue, South, Nashville, 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

Richard C. Walker, 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.*

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his

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

Witness our *hand* s *this* 30th *day of* December, 1977 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x John R. Oakley

x Arlene Oakley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Barry W. Bedford *, a Notary Public in and for said County and State,* John R. Oakley and wife, Arlene Oakley,

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 Nashville *this* 30 *day of* December, 19 77.

Barry W. Bedford *Notary Public*

BARRY W. BEDFORD ★ Tennessee ★ NOTARY PUBLIC ★ DAVIDSON ★

Commission expires 8-24-79

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

JOHN R. OAKLEY, ET UX,

TO

RICHARD C. WALKER, Unmarried

JAN-9 78	CONV	36,000.00			
JAN-9 78	S'TAX		B*	93.60	
JAN-9 78	PR'FEE		B*	.50	
JAN-9 78	W'DEED		B*	4.00	* 98.10

E 45296

IDENTIF. REFERENCE

JAN 9 3 17 PM '78

FEE X Z-H REGISTER
DAVIDSON CO. TN.

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First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238