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FORM NO. WD-1

VIRGINIA

STATE OF ~~TENNESSEE~~
~~COUNTY OF DAVIDSON~~ } City of Richmond

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,000.00

Steven K. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January 1978

James E. Cargyus
Notary Public

MY COMMISSION EXPIRES: Feb. 6 1980
(AFFIX SEAL)

My Commission Expires February 6, 1980

THIS INSTRUMENT WAS PREPARED BY

WILKINS, ADAMS, WEEMS & SPICER, ATTYS.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ronald Wade Rouston (NAME)	Lumbermen's Investment Corporation (NAME)	104-11
2700 Barton Avenue (STREET ADDRESS OR ROUTE NUMBER)	5100 Poplar Avenue (STREET ADDRESS)	164
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38137 (CITY) (STATE) (ZIP)	24W 07170

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~~ I, Steven Ross Walker, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Wade Rouston et ux Sharon M. Rouston

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. 30 on the plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Book 421, page 7, Register's Office for said County.

Said Lot No. 30 fronts 75.3 feet on the northerly margin of Barton Avenue and extends back 185.0 feet on the easterly line and 185.5 feet on the westerly line along the easterly margin of an alley to a dead line at another alley in the rear, measuring 83.3 feet thereon.

Being the same property conveyed to Steven Ross Walker by deed from David L. Crecraft and wife, Julia F. Crecraft of record in Book 5144, page 282, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 2700 Barton Avenue, Nashville, TN 37205
(House Number) (Street) (P. O. Address) (City or Town) (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. Wherever 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 ~~my~~ hand this 6th day of January, 19 78

Steven Ross Walker

STATE OF ~~TENNESSEE~~ VIRGINIA
~~COUNTY OF DAVIDSON~~ CITY OF RICHMOND

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven Ross Walker

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ Richmond, ~~Tennessee~~ Virginia this 6 day of January 19 78.

Commission expires Feb 6, 1980

James E. Coggins
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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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

E 45791

IDENTIF. REFERENCE

JAN 11 3 28 PM '78

FILED & RECORDED
DAVIDSON COUNTY, TENN.
REGISTER

WARRANTY DEED

FROM
Steven Ross Walker

TO
Ronald Wade Rouston

JAN 11 78	CONV	31,000.00			
JAN 11 78	S'TAX		B*	80.60	
JAN 11 78	PR'FEE		B*	.50	
JAN 11 78	W'DEED		B*	4.00	* 85.10

Rec'd, Bk 8

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219