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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Bayard H. Walters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 1978.

Notary Public

MY COMMISSION EXPIRES: 6-25-79
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bayard H. Walters et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	158-3
2004 Cromwell Lane (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 15
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	FH 11400

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, Edward A. LeRoue and wife, Alma Lee LeRoue

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bayard H. Walters and wife, Wanda L. Walters

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 the Seventh Civil District of Davidson County, Tennessee, being Lot No. 60 on the Plan of Hillsboro Park, Section II, of record in Book 2331, pages 61 and 62, Register's Office for said County.

Said Lot No. 60 fronts 163 feet on the northeasterly margin of Cromwell Drive and contains five sides, measuring 252 feet on the northwesterly side, 231 feet on the southeasterly side, 124.2 feet on the northerly side, and 156.7 feet on the easterly side.

Being the same property conveyed to Edward A. LeRoue and wife, Alma Lee LeRoue by deed from J. M. Medlin and A. B. Ivey, of record in Book 2642, page 625, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is unimproved ( ) improved (X) property, known as 2004 Cromwell Drive (House Number) (Street) Nashville, Tennessee 37215 (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 our hand s this 24th day of April, 1978

Edward A. LeRoue

Alma Lee LeRoue

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 Edward A. LeRoue and wife, Alma Lee LeRoue

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 24th day of April 19 78.

Commission expires Sept 8 80

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

11274I-8

WARRANTY DEED

FROM
Edward A. LeRoue and wife,
Alma Lee LeRoue

TO
Bayard H. Walters and wife,
Wanda L. Walters

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IDENTIF. REFERENCE

APR 25 2 57 PM '78

FELIX Z. MINOR II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 25 78	CONV	89,900.00			
APR 25 78	S'TAX		B*	233.74	
APR 25 78	PR'FEE		B*	.50	
APR 25 78	W'DEED		B*	4.00	* 238.24