THIS INSTRUMENT WAS PREPARED BY ATORNEY AVON N. WILLIAMS, JR., 1414 PARKWAY TOWERS, NASHVILLE, TENNESSEE 37219

BOOK 5294 PAGE 373

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James B. Walker, et al	Community Federal Savings & Loan Assn.	83-8
(NAME)	(NAME)	
121 Rustic Court	2701 Jefferson Street	147
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214	Nashville, TN 37208	
(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 by James B. Walker, Herbert H. Peppers and Herschel W. Peppers, as tenants in common, hereinafter referred to as the Grantees, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

Clyde E. Womack and wife, Jean C. Womack, hereinafter referred to as the Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said James B. Walker, Herbert H. Peppers and Herschel W. Peppers, their

(successors), heirs and assigns.

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

Being Lot No. 1 on the Resubdivision of Lot 122, Rosewood Heights, Section 3, of record in Plat Book 4060, page 125, Register's Office for said County.

Said Lot 1 fronts 133.70 feet on the southerly margin of Rosebank Avenue and extends back between parallel lines 240.00 feet to a dead line on the rear on which it measures 133.70 feet.

Being the same property conveyed to Clyde E. Womack and wife, Jean C. Womack by Quitclaim deed from Lennice W. Womack of record in Book 5249, page 927, 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 2nd day of June 1978

Affiant G. C. Walker

My commission expires February 25, 1980 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 609 Rosebank Avenue, Nashville, TN
(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 James B. Walker, Herbert H. Peppers and Herschel W. Peppers, 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* James B. Walker, Herbert H. Peppers and Herschel W. Peppers, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 2nd *day of* June, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clyde E. Womack

Jean C. Womack

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Affie 3. a. Wall, *a Notary Public in and for said County and State,* Clyde E. Womack and wife, Jean C. Womack,

*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 *Tennessee, this* 2nd *day of* June, *19*78.

Affie 3. a. Wall *Notary Public*

Commission expires JS 1980

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 .....

JUN-6 78	CONV	36,000.00				
JUN-6 78	S'TAX		B*	93.60		
JUN-6 78	PR'FEE		B*	.50		
JUN-6 78	W'DEED		B*	4.00	*	98.10

WARRANTY DEED

FROM

CLYDE E. WOMACK, ET UX

TO

JAMES B. WALKER, ET AL

E 6 9 2 4 6

IDENTIF. REFERENCE

JUN 6 8 56 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238