BOOK 5326 PAGE 832

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
CLARENCE E. WALKER, ET UX

TO
JIMMY G. WOOTEN, ET UX

For draftsman's use

Prepared by
Richard R. Hedgepath, Atty.
802-51st Ave. N.
Nashville, TN 37209

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy G. Wooten (NAME)	Same (NAME)	90-15-53 KS
463 ~~643~~ Annex Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

AUG 18 10 11 AM '78

REGISTER DAVIDSON COUNTY, TENN.

E83671

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$46,000.00 Jimmy G. Wooten
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF August, 1978

Notary Public

MY COMMISSION EXPIRES: 4-24-81

(AFFIX SEAL)

For and in Consideration of the sum of Ten ($10.00) DOLLARS

cash in hand paid, receipt of which is hereby acknowledged,

we, Clarence E. Walker and wife, Ludell Walker

have bargained and sold, and by these presents do transfer and convey unto the said Jimmy G. Wooten and wife, Helen G. Wooten, 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 8th Civil District of Davidson County, Tennessee, being Lot No. 286 on the Map of Charlotte Park, Section Eleven, as of record in book 2900, page 79 and 80, Register's Office for said County, described as follows: Beginning at a point in the northwesterly side of Annex Avenue, common corner of Lots Nos. 285 and 286; thence with the line between said two lots, northwesterly 150.0 feet to a point; thence southwesterly 83.0 feet to a point in the northeasterly margin of River Rouge Drive; thence with the margin of said Drive southeasterly 125.0 feet to a point; thence around a curve in an easterly direction, 39.3 feet to a point in the northwesterly margin of Annex Avenue; thence with the margin of said Avenue northeasterly 58.0 feet to the point of beginning. Being the same real property conveyed to C. E. Walker and wife, Ludell Walker, by deed from Charles Buchanan, Jr., et ux, and recorded in Book 3160, Page 239, said Register's Office.

This conveyance is made subject to a easement for an electric power line, of record in book 787, page 58, said Register's Office and to an agreement between Consolidated Developments, Inc. and City of Nashville, of record in book 2593, page 566, said Register's Office; and to a ten-foot easement for public utility purposes along rear line of premises, of record in book 2900, pages 79 and 80, said Register's Office; and to restrictive covenants contained in an instrument executed by Consolidated Developments, INc., of record in book 3033, page 638, said Register's Office, and a 30-foot building setback line from Annes Avenue, 15-foot building setback line from River Rouge Drive and conditions of owners certificate, as shown on plan of record in book 2900, pages 79 and 80, Register's Office for Davidson County, Tenn.

WD-2

This is { unimproved / improved (X) } property, known as 463 Annex Avenue, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jimmy G. Wooten and wife, Helen G. Wooten, 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.

And Clarence E. Walker and wife, Ludell Walker do further covenant and bind ourselves and 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.

Witness our hand s this 15th day of August, 1978

x Clarence E. Walker
Clarence E. Walker

x Ludell Walker
Ludell Walker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence E. Walker and Ludell Walker

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, Tennessee, this 15TH day of August, 1978.

Notary Public

Commission expires 10-18-81

AUG 18 78 CONV 46,000.00
STATE OF TENNESSEE } AUG 18 78 S'TAX B* 119.60
COUNTY OF DAVIDSON } AUG 18 78 PR'FEE B* .50
AUG 18 78 W'DEED B* 4.00 12:10

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