FILE BOX 4

BOOK 5383 PAGE 765 79-1-12

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Glennwood D. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY, 1979.

Notary Public

MY COMMISSION EXPIRES: 4/18/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 Fidelity Federal Building, Nashville, Tenn 37219
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| GLENNWOOD D. WALKER et ux (NAME) | THE LOMAS & NETTLETON COMPANY (NAME) | 13DA-32845 |
| 3800 DUNBAR DRIVE (STREET ADDRESS OR ROUTE NUMBER) | P. O. BOX 964 (STREET ADDRESS) | Map: 59-19 |
| NASHVILLE, TENN 37207 (CITY) (STATE) (P. O. ZIP) | VIRGINIA BEACH, VIRGINIA 23451 (CITY) (STATE) (ZIP) | Par: 34 |

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, THELMA BEATRICE MATTHEWS, A Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GLENNWOOD D. WALKER and wife, EVELYN WALKER

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:

BEING Lot No. 21 on the Plan of Royal Garden Estates Subdivision, of record in Book 3700, Page 29, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the northerly margin of Rowan Drive at the southeast corner of said Lot; thence, with said margin of said Drive, westerly 115.0 feet to a monument at the beginning of a curve having a radius of 25 feet; thence, around said curve, northwesterly 39.27 feet to a monument in the easterly margin of Dunbar Drive; thence, with said margin north 112.0 feet to a point at the front corner of lost Nos. 21 and 22; thence, with the line between said lots, 128.3 feet to a monument at the rear corner of said lots; thence, southerly 89.65 feet to the point of beginning.

BEING the same property conveyed to Thelma Beatrice Matthews by deed from Capital City Mortgage Co., of record in Book 4538, Page 49, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to restrictive covenants of record in Book 3933, page 246, said Register's Office; easements and setback lines as set forth in the above Plan of record and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved (X) improved ( ) property, known as 3800 DUNBAR DRIVE (House Number) (Street) NASHVILLE, TENNESSEE 37207 (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 9th day of JANUARY, 1979

Thelma Beatrice Matthews
THELMA BEATRICE MATTHEWS

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 THELMA BEATRICE MATTHEWS, a Widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of JANUARY 1979.

Commission expires 4/18/82

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

WARRANTY DEED

FROM THELMA BEATRICE MATTHEWS

TO GLENNWOOD D. WALKER and wife, EVELYN WALKER

F. 0 8 9 2 2

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IDENTIF. REFERENCE

JAN 10 2 42 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FILE BOX 4

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|---|---|---|---|---|---|
| JAN 10 79 | CONV | 55,000.00 | | | |
| JAN 10 79 | S'TAX | | B* | 143.00 | |
| JAN 10 79 | PR'FEE | | B* | .50 | |
| JAN 10 79 | W'DEED | | B* | 4.00 | * 147.50 |