594 06/20 35.70- CHECK

Prepared by: Robt Cerny Jr. Atty - 3rd Natl Bk Bldg. Nash Tn -

BOOK 5452 PAGE 409

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James T. Walker	James T. Walker	
(NAME)	(NAME)	105-13
923 Bradford Avenue	923 Bradford Avenue	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	41
Nashville, Tennessee 37204	Nashville, Tennessee 37204	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN Dollars ($10.00) *Dollars,*

Mary Frances Ferguson and Samuel A. Chambers

have this day bargained and sold, and do hereby transfer and convey unto the said James T. Walker, his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 33 on the map of Waldkirch, a subdivision of lots Nos. 8 and 9 in W. L. D. Lawrence Plan, as of record in book 421, page 90, Register's Office for said County.

Said lot No. 33 fronts 50 feet on the southerly side of Caroline Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Gladys Pernell Grant by deed from John W. Thrash and wife, of record in book 1809, page 520, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $12,000.00

Subscribed and sworn to before me, this the 2 day of May 19 79

Affiant

My commission expires: APRIL 17, 1982 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 923 (House Number) Bradford Avenue (Street), Nashville, (P. O. Address: (Suburb, Town or City)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James T. Walker *(successors), heirs and assigns forever.* He does *covenant that* he has *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

He further covenant and bind his *heirs and representatives, to warrant and forever defend the title to said real estate to said* James T. Walker *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my hand *this* 7th *day of* May, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Frances Ferguson

Samuel A. Chambers

BOOK 5452 PAGE 410

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, The UNDERSIGNED *, a Notary Public in and for said County and State,* MARY FRANCES FERGUSON

the within named 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* 12 *day of* June *, 19* 79

My commission expires March 31-1980 *Notary Public* Alex A. Honski

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SAMUEL A. CHAMBERS

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, Tennessee, this 7th day of June 19 79

Commission expires 8-3-80

Tom D. Coleman
Notary Public

WARRANTY DEED

FROM

TO

F-35438

IDENTIF. REFERENCE

JUN 20 9 21 AM '79

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

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5452 PAGE 411

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

12000.00- CO
31.20 CO TX
.50 PRFEE
4.00 WDEED
CHECK 35.70-
0594A06/20/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 35438

IDENTIF. REFERENCE

JUN 20 9 21 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 691491