This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

2631

06/27 402.30- CHECK

WARRANTY DEED

BOOK 5456 PAGE 766

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel D. Canale, Jr. and wife, Mary Lee Canale	First Fed. S. & L. Assn	130-2-104
(NAME) 609 Enquirer Ave	(NAME) 4th & Union	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37205	(STREET ADDRESS) Nashville, Tn. 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Daniel D. Canale, Jr. and wife, Mary Lee Canale and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Daniel D. Canale, Jr. and wife, Mary Lee Canale have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $55,000.00, secured by deed of trust of record in Book 4921, page 264, Register's Office for Davidson County, Tennessee,

we, William E. Walker and wife, Mary C. Walker

have this day bargained and sold, and do hereby transfer and convey unto the said Daniel D. Canale, Jr. and wife, Mary Lee Canale

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 3 and the northerly 75 feet of Lot No. 2 on the Plan of the Country Club Land Company's Subdivision of the 25 acre tract in Belle Meade, as of record in Book 421, page 116, Register's Office for said County, described according to a copy of a survey made February 19, 1936, by John Wilkes, Civil Engineer, as follows: Beginning on the westerly margin of Enquirer Avenue at the corner of Lots Nos. 3 and 4; thence with the line between said two lots, westwardly 178 feet to the common corner of Lots Nos. 3, 4 and 10 and 11; thence with the line between lots Nos. 3 and 11 and Lots Nos. 2 and 12, southwardly 179.4 feet to the northwest corner of the property conveyed to Nashville Trust Company, Trustee, by deed from James A. Howell and wife, of record in Book 587, page 532, said Register's Office; thence with the northerly line of the last mentioned property, eastwardly 315 feet to the westerly margin of Enquirer Avenue; thence with same northwardly 175 feet to the beginning.

Being the same property conveyed to William E. Walker and wife, Mary C. Walker by deed from Leila Harwell Fuqua, surviving widow of Vincent Fuqua, as of record in Book 4921, page 262, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 55,000.00

Subscribed and sworn to before me, this the 26th day of June 19 79

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 609 Enquirer Avenue, Nashville, Tennessee 37205
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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. except for 1979 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 26th *day of* June *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.*

William E. Walker

Mary C. Walker

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* William E. Walker and wife, Mary C. Walker

*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* 26th *day of* June, *19* 79

Mary Ensey *Notary Public*

Commission expires 11/21/80

MARY ENSEY NOTARY PUBLIC AT LARGE

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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CTR 37238

WARRANTY DEED

FROM
William E. Walker and wife, Mary C. Walker

TO
Daniel D. Canale, Jr. and wife, Mary Lee Canale

F-37086

IDENTIF. REFERENCE

JUN 27 2 55 PM '79

FELIX ... SON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

BOOK 5456 PAGE 768

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
			153000.00- CO	
			397.80 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	402.30-
2631	A	06/27/79	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 3 7 0 8 6

IDENTIF. REFERENCE

JUN 27 2 55 PM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 693475