This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Joseph Walton, Jr. and wife,
Elnora Walton

TO

James Adams and wife,
Callie Adams

For draftsman's use

This instrument was prepared by
J. B. Watson, Jr., Attorney
3805 Gallatin Road
Nashville, Tennessee 37216

BOOK 5683 PAGE 351

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Adams, et ux (NAME)	Same (NAME)	Map 81-12
1514 Arthur Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Part of Parcel 257
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	2W-16440

(FOR REGISTER'S USE)

G 1.9253

IDENTIF. REFERENCE

Nov 26 9 45 AM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 4,850.00 Joe Walton Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF November 19 80

Edna L. Watts
Notary Public

MY COMMISSION EXPIRES: 4-18-1982

(AFFIX SEAL)

For and in Consideration of the sum of Four Thousand Eight Hundred Fifty---
----------($4,850.00)------ DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, we, Joseph Walton, Jr. and wife, Elnora Walton

have bargained and sold, and by these presents do transfer and convey unto the said James Adams and wife, Callie Adams, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the southerly 1/2 of Lot No. 356 on the Map of D. T. McGavock's and Others' Addition to Nashville, called Town of McGavock, as of record in Book 21, page 23, Register's Office for said County.

Said part of said lot fronts 25 feet on the westerly side of Arthur Ave., and runs back between parallel lines 150 feet to an alley.

INCLUDED in the above described property, BUT EXPRESSLY EXCLUDED from this conveyance is that portion of the property conveyed to State of Tennessee for the use and benefit of the Department of Highways, by deed from Daniel Wade

 Form No. WD3a

Webb and wife, Nannie Lee Webb, of record in Book 4163, page 812, Register's Office for Davidson County, Tennessee,as follows:

Beginning at a point in the easterly margin of an alley, said point being the common corner between Lots 355 and 356 on the Map of D. T. McGavock's and Others Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee; thence with the easterly margin of said alley and the westerly boundary of Lot 356 in the aforesaid subdivision, N 47° 28' 24" W 25 feet to a point, said point being the common corner between the southerly 25 feet and the northerly 25 feet of said Lot 356; thence with the line of severance between the southerly 25 feet and the northerly 25 feet of said Lot 356, N 42° 41' 10" E 25 feet to a point; thence S 2° 23' 32" E 35.30 feet to the point of beginning, containing 313 square feet, more or less.

Being the same property conveyed to Joe Walton, Jr., and wife Elnora Walton, by deed from Daniel Wade Webb, a single man, of record in Book 5075, page 671, Register's Office for Davidson County, Tennessee.

All questions of boundary lines and location of improvements in area contained in said property, and rights of parties in possession depend upon a correct survey and the rights of the lessee.

This transfer is made subject to easement for sanitary sewers and storm drainage, as per perpetual easement, of record in Book 4163, page 814, Register's Office for Davidson County, Tennessee.

Lack of direct access from the premises in accordance with deed of record in Book 4163, page 812, Register's Office for Davidson County, Tennessee.

Grantees acknowledge that they are cognizant of a letter from Codes of Metropolitan Government addressed to grantors herein.

This is { unimproved ( ) / improved (X) } property, known as 1533 Arthur Ave. Nashville, Tennessee
(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 James Adams and wife, Callie Adams, their heirs and assigns, forever.

And we do covenant with the said James Adams and wife, Callie Adams 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 we, Joseph Walton, Jr. and wife, Elnora Walton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James Adams and wife, Callie Adams, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 24 day of November, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joseph Walton Jr.
Joe Walton Jr.
Elnora Walton

11-24 21-98 check

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 5683 PAGE 353

Personally appeared before me, Edna S. Woods, a Notary Public in and for said County and State, the within named Joseph Walton, Jr. and wife, Elnora Walton

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, this 24 day of November, 19 80

Edna S. Woods, Notary Public

Commission Expires 4-18-1982

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19.

, Notary Public

Commission Expires

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.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5683 PAGE 354

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			4850.00- CO	
			12.48 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	21.98-
67685	11/26/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G1.9253

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IDENTIF. REFERENCE

Nov 26 9 45 AM '80
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 794147