FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

William B. Ralph, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 1980.

Notary Public

MY COMMISSION EXPIRES: Oct. 17, 1983

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Ralph, Jr. (NAME)	Same (NAME)	Map 92-11-277
330 22nd Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	21W-9105
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, GWENDOLYN EDWARDS, NOW WALKER AND HUSBAND, ROBERT A. WALKER AND JOYANNE PAGE, NOW CHRISTIAN AND HUSBAND, ZEBEDEE CHRISTIAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM B. RALPH, JR.

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:

Land in Davidson County, Tennessee, being Lot No. 142, Block 10, Division "B" on the Murphy Land Company's Plan of Lots of record in Book 161, page 126, Register's Office for said County.

Said Lot No. 142 fronts 50 feet on the easterly side of 22nd Avenue North, formerly Felder Avenue, and runs back between parallel lines, parallel with and 56 feet north of the northerly margin of Murphy Avenue, 168 feet to an alley.

Being the same property conveyed to Mary Alice Gooden by deed from Ernest Berry Holt, Jr., of record in Book 2107, page 489, Register's Office for Davidson County, Tennessee. The said Mary Alice Gooden having since died the property is now vested in Gwendolyn Edwards and Joyanne Page by virtue of a Will of record in Will Book 112, page 128, County Courk Clerk's Office of Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 332 22nd Avenue North, Nashville, Tennessee
(House Number) (Street) (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 our hands this 5th day of December, 1980

Gwendolyn Edwards Walker — Robert A. Walker

Joyanne Page Christian — Zebedee Christian

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Oana L. Kaufmann, a Notary Public in and for said County and State, the within named Gwendolyn Edwards, now Walker and Joyanne Page, now Christian and husband, Zebedee Christian

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 5th day of December 19 80

My Commission expires Oct 1st 1981

Oana L. Kaufmann
Notary Public

STATE OF Ohio
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert A. Walker, 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 Cincinnati, Ohio, this 2nd day of December, 1980.

My Commission expires: Oct. 16, 1983

Gertrude Korte
Notary Public

GERTRUDE KORTE
Notary Public, State of Ohio
My Commission Expires Oct 16 1983

WARRANTY DEED

FROM

Gwendolyn Edwards, Now Walker et vir.

Joyanne Page, Now Christian, et vir.

TO

William B. Ralph, Jr.

G 2 0 7 1 6

IDENTIF. REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC 8 2 10 PM '80

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

560[illegible].00- CO
150.00 CO TX
.50 PRFEE
6.00 WDED
CHECK 157.30-
871UA12/08/00 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G20716

IDENTIF. REFERENCE

T

DEC 8 2 10 PM '00

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

No. 796029