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

WARRANTY DEED

BOOK 5697 PAGE 163

3355

01/05 137.80- CHECK

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stuart S. Walden, Jr. and wife, Suzanne B. Walden	First Tennessee Bank N. A. Memphis	104-11-269
(NAME) 2613 Essex Avenue	(NAME) P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37212	(STREET ADDRESS) Memphis, Tennessee 38101	
(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 Stuart S. Walden, Jr. and wife, Suzanne B. Walden and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Cora Bell Vaughn and Celia Ann Smith

have this day bargained and sold, and do hereby transfer and convey unto the said Stuart S. Walden, Jr. and wife, Suzanne B. Walden

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

Land in Davidson County, Tennessee, being Lot No. 123 on the Map of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, page 7, Register's Office for said County.

Said Lot No. 123 fronts 60 feet on the southerly side of Essex Avenue and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Lawrence A. Vaughn by deed from J. F. Robbins and wife, of record in Book 866, page 274, Register's Office for said County, the said Lawrence A. Vaughn having since died survived by the following named heirs-at-law: Cora Bell Vaughn and Celia Ann Smith.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 50,300.00

Subscribed and sworn to before me, this the 31st day of December, 19 80

My commission expires: 7-22-81 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved (X) property, known as 2613 Essex Avenue, Nashville, Tennessee 37212
(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 1980 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 31st *day of* December, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mrs Cora Belle Vaughn
Cora Bell Vaughn

Celia Ann Smith
Celia Ann Smith

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary P. Whitworth, *a Notary Public in and for said County and State,* Cora Bell Vaughn and Celia Ann Smith

*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* 31st *day of* December, *19* 80

Mary P. Whitworth *Notary Public*

Commission expires 7-22-81

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 .....

WARRANTY DEED

FROM
Cora Bell Vaughn and
Celia Ann Smith

TO
Stuart S. Walden, Jr. and wife,
Suzanne B. Walden

G 24209

T
IDENTIF. REFERENCE

JAN 5 11 03 AM '81

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

Mail to Chicago Title Ins. Co.
1st American Center
37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5697 PAGE 165

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
			50500.00- CO	
			131.30 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	137.80-
3355A01/05/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 24203

T
IDENTIF. REFERENCE

JAN 5 11 03 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 800515