#2330

4745 . . . . 08/01 312.52- CHECK

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6001 PAGE 1

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr/Ms. George E. Walden (NAME)	Metropolitan Federal Savings & Loan Association (NAME)	171-1
509 Suter Drive (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	41
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	6DU-75872

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, Howard C. Lange and wife Donna M. Lange

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George E. Walden and wife Pleonjai Walden

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 51 on the Plan of the Resubdivision of Lots 51 and 52, Cloverland Acres, Section 3, as of record in Plat Book 4715, page 116, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Howard C. Lange and wife, Donna M. Lange by deed from Ronald L. Cunningham and wife, Debra S. Cunningham of record in Book 5807, page 221, said Register's Office.

This conveyance is made subject to: (1) 1983 Taxes, which have been prorated and assumed by the Buyer(s); (2) Restrictions of record in Book 4698, page 963; and (3) All matters appearing on the Plan of record in Plat Book 4715, page 116, said Register's Office.

As part of the consideration for this transfer, the grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated October 19, 1976, in the original principal sum of $56,750.00, payable to Metropolitan Federal Savings and Loan Association of Nashville in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5081, page 450, and in further consideration for this transfer, the grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated October 12, 1981, in the original principal sum of $26,760.16, payable to Ronald L. Cunningham and wife, Debra Cunningham in monthly installments, as set forth in said note, and being secured by a deed of trust of record in Book 5807, page 224, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 6424 Cloverbrook Drive Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of January, 19 83

Howard C. Lange

Donna M. Lange

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6001 PAGE 2

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard C. Lange and wife Donna M. Lange 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 28th day of January, 19 83.

My commission expires 1-20-85 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, 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 as such being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such.

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

Notary Public

Commission expires

H 29045

IDENTIF. REFERENCE

FEB 1 3 08 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,676.77

George E. Walden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January, 19 83

MY COMMISSION EXPIRES: 1-20-85
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM HOWARD C. LANGE and wife, DONNA M. LANGE

TO GEORGE E. WALDEN and wife, PLEONJAI WALDEN

File Box 38

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____ BOOK 6001 PAGE 3

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

117a7a.77- CO
3[illegible].00 CO TX
.50 PRFEE
6.00 MISC
CHECK a10.50-
4745a0E7c17e3 CASH .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H29045

IDENTIF. REFERENCE

FEB 1 3 08 PM '03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 926996