THIS INSTRUMENT PREPARED BY: Vicky V. Klein, Attorney at Law
907 Two Mile Parkway, Building E
Goodlettsville, TN 37072

# WARRANTY DEED

BOOK 6038 PAGE 238

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| DONALD L. WALDEN, ET UX | SAME | Map 33-11 |
| (NAME) | (NAME) | |
| 809 Hamblen Drive | | Parcel 43 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Madison, TN 37115 | | 11D 30965 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ----------TEN AND NO/100---------- ($10.00) ---------- *Dollars,* cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

WALTER LEE BEARDSLEE AND WIFE, JEANNINE E. BEARDSLEE, hereinafter referred to as Grantors,

*have this day bargained and sold, and do hereby transfer and convey unto the said* DONALD L. WALDEN AND WIFE, ANN M. WALDEN, hereinafter referred to as Grantees, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 207 on the Plan of Primrose Acres, Section 3, of record in Book 2900, page 71, Register's Office for said County.

Said Lot No. 207 fronts 100 feet on the northwesterly side of Hamblen Drive and runs back between parallel lines 204.7 feet to Interstate Highway Right-of-Way.

Being the same property conveyed to Walter Lee Beardslee and wife, Jeannine E. Beardslee, by deed of record in Book 4729, page 409, Register's Office for Davidson County, Tennessee.

EVELYN F. WADDEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 47,000.00

Subscribed and sworn to before me, this the 18 day of July 19 83

Affiant Donald L Walden

My commission expires: 4/21/85 (Affix Seal)

Notary Public Evelyn F. Waddey

This is improved (X) unimproved ( ) property, known as 809 Hamblen Drive, Madison, TN 37115 (House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest 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.*

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.*

*Witness* our *hand* s *this* 18 *day of* July *19* 83 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Jeannine E. Beardslee Walter Lee Beardslee

BOOK 6098 PAGE 239

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* ....the undersigned.... *, a Notary Public in and for said County and State,* ....WALTER LEE BEARDSLEE AND WIFE, JEANNINE E. BEARDSLEE.... *the within named bargainor* ...S.. *, with whom I am personally acquainted, and who acknowledged that* ....they..... *executed the within instrument for the purpose therein contained.*

*Witness my hand and official seal at* ....Goodlettsville.... *Tennessee, this* ....18.... *day of* ....July.... *, 19* ..83.....

Carolyn F. Waddey *Notary Public*

*Commission expires* ....4/21/85....

CAROLYN F. WADDEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

*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* .....

H 6 1 5 3 5

IDENTIF. REFERENCE

JUL 20 11 56 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

**WARRANTY DEED**

FROM

WALTER LEE BEARDSLEE, ET UX

TO

DONALD L. WALDEN, ET UX

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6038 PAGE 240

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 47000.00- CO | |
| | | | 128.20 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 128.70- |
| | | | 3230A07/20/83 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 1 5 3 5

IDENTIF. REFERENCE

JUL 20 11 56 AM '83

FELIX Z. WILSON JJ REGISTER
DAVIDSON COUNTY, TN

No. 964926