FORM NO. WD-1

BOOK 6106 PAGE 198

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 19___.

_____
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

From information provided by parties

THIS INSTRUMENT WAS PREPARED BY
Barry W. Bedford, Attorney, Suite 301 Realtors Bldg, 306 Gay Street, Nashville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Walton, Jr., et al (NAME)	SAME (NAME)	82-13
1605 Harding Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	194
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	1W-19025

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, Edd R. Turner, III and wife, Sandra Turner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Walton, Jr., and John W. Walton, III, as tenants in common

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 the northerly one-half of Lot No. 104 and the southerly 21 feet of Lot No. 105 on the plan of D. T. McGavock's First Addition as of record in Book 10, pages 606, 607, 608 and 609, Register's Office for said County.

SAID parts of Lots Nos. 104 and 105 front together 68.5 feet on the westerly side of Sixth Avenue, North, formerly High Street, and extends back between parallel lines 175 feet to an alley.

BEING the same property conveyed to Edd R. Turner and wife, Sandra Turner by deed from PTP Investments, Inc., of record in Book 6106, page 196, Register's Office for Davidson County, Tennessee.

RUSH

FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN
JUL 29 4 07 PM '83

IDENTIF. REFERENCE

H 6 3 8 9 0

This is unimproved ( ) improved (X) property, known as 1217-1219 Sixth 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 22nd day of July, 1983.

Edd R. Turner III
(EDD R. TURNER, III)

Sandra Turner by Edd R. Turner, III
(SANDRA TURNER) by Edd R. Turner, III
Attorney in fact.

07/2 9 691.00- CHEC

5001

STATE OF TENNESSEE
Davidson County

BOOK 6106 PAGE 199

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edd R. Turner, III ~~and wife,~~ ~~Sandra Turner~~

the bargainor, 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 22 day of July, 1983.

My Commission Expires October 20, 1985

Commission expires

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) (they) as such and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such, and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of, 19:

My commission expires

Notary Public

WARRANTY DEED

FROM
EDD R. TURNER, III et ux

TO
JOHN W. WALTON JR., et al

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
Davidson County

On this 22 day of July, 1983, before me personally appeared Edd R. Turner, III, to me known to be the person who executed the foregoing instrument in behalf of Sandra Turner, acknowledged that he executed the same as the free act and deed of said Sandra Turner.

WITNESS my hand and official seal at Nashville, Tennessee, this 22 day of July, 1983.

Notary Public

My Commission Expires:
oct 20, 1985

CLOSING STATEMENT ON SALE AND MORTGAGE OF
1217-1219 SIXTH AVENUE NORTH, NASHVILLE, TENNESSEE

1. Total Consideration of Sale		260,954.50
2. Conveyance Tax and Recording Fees	+	676.78
3. Mortgage Tax and Filing Fees - Deed of Trust	+	530.41
Subtotal		262,161.69
4. Pay off Metropolitan Federal First Mortgage Account #21-555-7296		-155,534.90
5. Pay off Metropolitan Federal Second Mortgage Account #39-100-1507		- 58,035.56
6. Pay off First American National Bank #1825983 and #1826014		- 47,384.04
7. Total Taxes and Fees		- 1,207.19
		0

July 22, 1983

John W. Walton, Jr.

John W. Walton, III

State of Tennessee
County of Davidson

Subscribed and sworn to before me this the 22nd day of July, 1983.

Notary Public

My Commission Expires:

OCT 22, 1985

OFF REC

BK 5950 PG 1

THIS INSTRUMENT PREPARED BY:
W. E. Weems, II, Attorney
2500 Hillsboro Road
Nashville, TN. 37212

Box 24

BOOK 6106 PAGE 201

POWER OF ATTORNEY

BOOK 5950 PAGE 903

Know All Men by These Presents, that I, Sandra R. Turner, of Davidson County, Tennessee, hereby appoint Edd R. Turner, III, of Davidson County, Tennessee, my true and lawful attorney for me and in my name to sell, convey and mortgage all the lands and real estate situate in Davidson and Wilson Counties, State of Tennessee, in which I may have an interest. My said attorney is authorized to sell, convey and mortgage said properties on such terms as he shall think best and he is hereby authorized to execute, acknowledge and deliver good and sufficient deeds, notes, deeds of trust for the same, any necessary collateral and closing documents and generally to act in the premises as effectually as I could do if personally present, hereby ratifying and confirming all that my said attorney shall lawfully do by virtue hereof.

In Witness Whereof, I have hereunto set my hand this 13th day of October, 1982.

Sandra R. Turner
SANDRA R. TURNER

H.I. 2847

IDENTIF. REFERENCE

FELIX Z. WILSON II, Register
DAVIDSON COUNTY, TN
OCT 15 2 03 PM '82

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra R. Turner, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of October, 1982.

NOTARY PUBLIC

My commission expires: 1-20-85

10/15 [illegible]

6372

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6106 PAGE 202

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

260954.50- CO
678.60 CO TX
.50 PRFEE
12.00 WDEED
CHECK 691.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK .00

H 63890

IDENTIF. REFERENCE

JUL 29 4 07 PM '83

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 967629