File 6

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
L. Leigh Walton (NAME)	LEADER Federal Sav. + Loan Assoc. ~~L. Leigh WALTON~~ (NAME)	Map 104-10
411 Fairfax Avenue (STREET ADDRESS OR ROUTE NUMBER)	158 MADISON Avenue (STREET ADDRESS)	Parcel #148
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP CODE)	Memphis, TN. 38103 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6349 PAGE 594

For and in consideration of the sum of TEN AND NO/100---------- ----------($10.00)---------- DOLLARS

Cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Jane F. Tugurian,

have bargained and sold, and by these presents do transfer and convey unto the said L. Leigh Walton

the GRANTEE herein, ~~xxxx~~ her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Dr. R. W. Grizzard's Subdivision, of part of the Bosley Tract, as of record in Book 3500, page 70, Register's Office for Davidson County, Tennessee.

BEGINNING on the southerly margin of Fairfax Avenue at a point 281.25 feet west of the westerly margin of 32nd Avenue South; thence South 6° 00' west a distance of 264.5 feet to an iron pin; thence South 65° 04' west a distance of 105 feet to an iron pin; thence North 6° 00' east a distance of 313.7 feet to the southerly margin of Fairfax Avenue; thence south 86° 00' east a distance of 90.0 feet to the point of beginning.

BEING the same property conveyed to Jane F. Tugurian, by deed from Harold W. Fildey and wife, Vadna Fildey, of record in Book 6241, page 186, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

I 3 9 8 3 0

IDENTIF. REFERENCE

JUL 31 2 39 PM '84

REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE

This is improved (X) unimproved ( ) property, known as 411 Fairfax Avenue (House Number) (Street) Nashville, Tennessee 37212 (P. O. Address) (City or Town) (Zip Code)

CHECK

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE ~~xxxx~~ her heirs and assigns, forever. And we do covenant with the said GRANTEE ~~xx~~ 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 GRANTEE ~~xxxx~~ her heirs and assigns against the lawful claims of all persons, whomsoever.

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.

07/3 27

Witness our hands this 27 day of July, 1984

Jane F. Tugurian

JANE F. TUGURIAN

3273

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6349 PAGE 595

Personally appeared before me, Wm. Michael Safley, a Notary Public in and for said County and State, the within named Jane F. Tugurian

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 Nashville, Tennessee, this 27th day of July, 19 84.

My commission expires 11-1-87 Notary Public Wm. Michael Safley

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, 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 _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $102,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

L. Leigh Walton

Sworn to and subscribed before me this 27 day of July, 1984.

My commission expires Nov 1, 1987 Notary Public Christy Gilbert Ivey

This instrument was prepared by:

Wm. Michael Safley, Suite 200, 430 Third Avenue North, Nashville, Tennessee 37201

Name Address

WARRANTY DEED

FROM JANE F. TUGURIAN

TO L. LEIGH WALTON

Return to: cos

PERRY WILKINS, JR.
ATTORNEY AT LAW
2810 CRESTMOOR ROAD
P.O. BOX 150157
NASHVILLE, TENNESSEE 37215

Pioneer National Title Insurance Company
Public Square Building
315 4th Avenue North
NASHVILLE, TENNESSEE 37219

PREPARED BY:
Wm. Michael Safley
Suite 200, 430 3rd Ave., North
Nashville, Tennessee 37201
(615) 244-1568

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6349 PAGE 596

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

102500.00- CAMT.
266.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 273.00-
8273A07/31/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 39830

IDENTIF. REFERENCE

JUL 31 2 39 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0057188