B0427

FORM NO. WD-1

BOOK 6430 PAGE 654

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Ralph L. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF November, 19 84

A. Edith White
Notary Public

MY COMMISSION EXPIRES: 1/30/85
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Buck, Baker & Bramlett, 7003 Chadwick Drive, Suite 140, Brentwood, TN 37027
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ralph L. Walker, Jr. (NAME) | Dominion Bancshares Mortgage Corporation (NAME) | 83-14 |
| 1810 Boscobel Street (STREET ADDRESS OR ROUTE NUMBER) | 9900 Main Street, Suite 200 (STREET ADDRESS) | 325 |
| Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP) | Fairfax, Virginia 22031 (CITY) (STATE) (ZIP) | 23W-03770 |

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, Ruby A. Byrd, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph L. Walker, Jr., unmarried

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:

Being Lot No. 58 on the Plan of Edgefield Land Company's First Subdivision, of record in Book 57, page 130, said Register's Office, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Ruby a. Byrd by deed from Margaret McPherson of record in Book 4369, Page 519, Register's Office, Davidson County, Tennessee.

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

I 6 4 8 9 9

IDENTIF. REFERENCE

MAY 20 2 46 PM '84

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

CHEC K

This is unimproved (XX) improved ( ) property, known as 1810 Boscobel Street, Nashville, Tennessee 37206
(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 my hand this 16th day of November, 19 84

Ruby A. Byrd

Ruby A. Byrd

11/2 97.50 O

3006

STATE OF TENNESSEE
Davidson County
~~Williamson~~

BOOK 6430 PAGE 655

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruby A. Byrd, unmarried

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 16th day of November, 1984

Commission expires 1-18-87

M. Eadie
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Ruby A. Byrd

TO
Ralph L. Walker, Jr.

# OFFICIAL RECEIPT

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

BOOK 6430 PAGE 656

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

35000.00- CAMT.
91.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 97.50-
8806A 11/20/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 4 8 9 9

T.
IDENTIF. REFERENCE

NOV 20 2 46 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0086802