THIS INSTRUMENT PREPARED BY:
HAYNES & ASSOCIATES
ATTORNEYS AT LAW
30 N. MAIN ST., GOODLETTSVILLE, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles E. Walker et ux	same	52-1-158 & 159
(NAME)	(NAME)	11D 42690
108 MARGARET St.		11D 46925
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MADISON TN 37115		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

FIFTY-FIVE THOUSAND DOLLARS ($55,000.00) *Dollars,*
and other good and valuable consideration, the receipt of which is hereby acknowledged,

BOOK 6582 PAGE 582

PEGGY ANN JONES ROBERTS ZUMBAUM et vir GENE ZUMBAUM

have this day bargained and sold, and do hereby transfer and convey unto the said

CHARLES E. WALKER and wife, DEBORAH L. WALKER

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 14, 15, 18, 19, 20, and 21 on the Map of B.H. and Margaret P. Franklin six acre tract, as of record in Book 843, page 78, Register's Office for said County, described together as follows:

BEGINNING at a point at the northeast intersection of Neely's Bend Road and Margaret Avenue; thence with the margin of said Avenue, northerly 184.6 feet to a turn in the same; continuing with the margin of said Avenue, northeasterly 211.25 feet to the corner of Lots 21 and 22; thence with the line between said lots, southeasterly 150 feet to a point; thence southwesterly 72.68 feet to the corner of Lots Nos. 20 and 17; thence along the line of Lots 16 and 17, westerly 108.4 feet to a corner of Lot No. 15; thence with the line between Lots 15 and 16, southerly 150 feet to the north margin of Neely's Bend Road; thence with the margin of the same, westerly 100 feet to the point of beginning.

BEING the same property conveyed to Thurel E. Jones, and wife Peggy A. Jones, by deed of record in Book 3460, page 13, Register's Office for Davidson County, Tennessee, and subsequently vested in Peggy Ann Dillard Jones by Divorce Decree of record in Book 3796, page 506, Register's

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 55,000.00

Subscribed and sworn to before me, this the 14th day of June 19 85

Affiant

My commission expires: (Affix Seal)

B. Edwards - Dep. Reg.
Notary Public

This is improved (X) unimproved ( ) property, known as ..... (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

CHARLES E. WALKER and wife, DEBORAH L. WALKER
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*

CHARLES E. WALKER and wife, DEBORAH L. WALKER, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 26th *day of* April, 19 85 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Peggy Ann Jones Roberts Zumbaum

PEGGY ANN JONES ROBERTS ZUMBAUM

GENE ZUMBAUM

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* PEGGY ANN JONES ROBERTS ZUMBAUM and GENE ZUMBAUM *the within named bargainors, 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 Hendersonville *in Tennessee, this* 26 *day of* April, *1985.*

Gerken Perkins *Notary Public*

Commission expires Oct 1985

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 .....

Office for Davidson County, Tennessee.

Gene Zumbaum joins in this conveyance for the purpose of conveying his marital rights in said property, as they appear.

WARRANTY DEED

FROM

TO

RELEASED

FILED FOR RECORD
DAVIDSON COUNTY, TN
JUN 14 | 42 PM 1985
FELIX E. WILSON JR. REGISTER

IDENTIF. REFERENCE

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing:
Chicago Title Insurance Company
CHICAGO, ILLINOIS

J. 1. 3. 1. 9 2

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6582 PAGE 584

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			55000.00- CAMT.	
			143.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 149.50-	
			B459A06/14/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. I. 3 1:9 2

IDENTIF. REFERENCE

JUN 14 1 42 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 144879