BOOK 6840 PAGE 293

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| RONALD E. WALTON | SAME | 07-15-0 015.00 |
| (NAME) | (NAME) | |
| 3036 LEBANON ROAD | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| NASHVILLE, TENNESSEE 37214 | | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

QUITCLAIM DEED
~~WARRANTY DEED~~

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 _____ DOLLARS

HEREBY ACKNOWLEDGED, I, THOMAS G. WALTON, HEREINAFTER CALLED THE GRANTORS

have bargained and sold, and by these presents do transfer and convey unto the said RONALD E. WALTON, A SINGLE PERSON

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

TRACT 1: BEING LOTS NOS. 1 AND 2 ON THE PLAN OF BASS'S SUBDIVISION OF THE HOMESTEAD BLOCK, OF RECORD IN BOOK 161, PAGE 99, OF THE REGISTER'S OFFICE FOR SAID COUNTY. SAID LOTS NOS. 1 AND 2 ADJOIN AND FRONT TOGETHER 80 FEET ON THE SOUTHERLY SIDE OF HERMITAGE AVENUE, FORMERLY FILLMORE STREET, AND RUN BACK BETWEEN LINES, 148.81 FEET ON THE EASTERLY LINE OF LOT NO. 2, AND 150 FEET ON THE WESTERLY LINE OF LOT NO. 1, ALONG THE EASTERLY MARGIN OF DECATUR STREET, TO AN ALLEY IN THE REAR ON WHICH THEY MEASURE 80 FEET.
TRACT 2: BEING LOT NO. 3 ON THE PLAN OF BASS'S SUBDIVISION OF THE HOMESTEAD BLOCK, HERMITAGE ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 161, PAGE 99, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 3 FRONTS 40 FEET ON THE SOUTHERLY SIDE OF HERMITAGE AVENUE, FORMERLY FILLMORE STREET, AND RUNS BACK 148.81 FEET, MORE OR LESS, ON THE WESTERLY LINE AND 148.2 FEET, MORE OR LESS, ON THE EASTERLY LINE TO AN ALLEY, MEASURING 40 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO THOMAS G. WALTON AND RONALD E. WALTON BY DEED FROM O.E. WALTON AND WIFE, EVA D. WALTON (ALSO KNOWN AS ODIS E. WALTON AND WIFE, DIMPLE WALTON) AS OF RECORD IN BOOK 6338, PAGE 470, SAID REGISTER'S OFFICE.

0341.0
IDENTIFY REFERENCE
APR 28 2 46 PM '86
FELIX Z. PHILLIPS REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 265 HERMITAGE AVENUE (House Number) (Street)
NASHVILLE, TENNESSEE (P. O. Address) (City or Town) (Zip Code)

~~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.~~

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.

Witness our hands this 25th day of APRIL, 19 86.

X Thomas G. Walton
THOMAS G. WALTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named THOMAS G. WALTON

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TN, this 25th day of APRIL, 19 86.

My commission expires 10-24-88 Notary Public

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, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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 $ NONE

This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 25th day of APRIL, 19 86.

My commission expires 10-24-88 Notary Public

This instrument was prepared by:

| WILLIAM G. TRABER, ATTORNEY | 107 DONELSON PIKE | NASHVILLE, TN. 37214C |
|---|---|---|
| Name | | Address |

QUITCLAIM DEED
~~WARRANTY DEED~~

FROM
THOMAS G. WALTON

TO
RONALD E. WALTON

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

Mail to:
William G. Traber
P. O. Box 140255
Nashville, Tenn. 37214

[redacted]