WARRANTY DEED. (For Typewriter) (Box 607-1) Revised 1975 MARSHALL & BRUCE - NASHVILLE

WARRANTY DEED

BOOK 6845 PAGE 232

This instrument prepared by:

CHARLES N. GRIFFITH, ATTORNEY (Name) 106 EAST MAIN STREET (Street address or Route Number)

WAVERLY (City) TENNESSEE (STATE) 37185 (ZIP CODE)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calvin O'Daniel Walker	Same	143-3
(NAME:)	(NAME:)	Part of Lot
101 Carriage Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37221		
(CITY) STATE (ZIP CODE)	(CITY) STATE (ZIP CODE)	

Mail

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100---------- ----------($1.00)---------- DOLLARS cash, in hand paid, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable considerations including the assumption of a certain deed of trust of record in Book 5068, page 112, Register's Office for Davidson County, Tennessee to secure to Realty Mortgage Company, the payment of a note in the principal sum of $43,000.00. Payable as therein specified.

NOW, THEREFORE, WE, BOBBY N. WILLIAMS and DOYLE R. JACKSON

have bargained and sold, and by these presents do transfer and convey unto the said CALVIN O'DANIEL WALKER, his heirs and assigns, a certain tract or parcel of land in Civil District of Davidson County, State of Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1, Cross Timbers, Section I, as of record in Book 3700, page 37, Register's Office for Davidson County, Tennessee.

Said lot begins at a point in the northerly margin of the Memphis-Bristol Highway; thence in a northerly direction 157.75 feet along a common line with the R. S. Tinnell property to a concrete monument; thence 138.20 feet in an easterly direction to a monument in the westerly margin of Carriage Drive; thence in a southerly direction 140.0 feet along said margin to a point; thence 39.27 feet in a northwesterly direction around a corner to a point in the northerly margin of the Memphis-Bristol Highway, thence 85 feet in a westerly direction along said margin to the point of beginning.

BEING the same property conveyed to Bobby N. Williams and Doyle R. Jackson by instrument of record at deed book 5606, page 545, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record as of record in Register's Office for said County.

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The previous and last conveyance being a Deed to

from

Registered in Register's Office of ..... County, State of Tennessee,

in Vol. ..... Page .....

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Calvin O'Daniel Walker, his

heirs and assigns, forever. And we do covenant with the said Calvin O'Daniel Walker

that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Calvin O'Daniel Walker, his

heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hand S. this day of April 30, 19 86

Witness:

Bobby N. Williams
BOBBY N. WILLIAMS

Doyle R. Jackson
DOYLE R. JACKSON

State of Tennessee ..... County.

The foregoing Deed was received and transferred.

This ..... day of ....., 19....., at ..... O'Clock ..... M.

Assessor of Property.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, DAVIDSON **COUNTY**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bobby N. Williams and Doyle R. Jackson

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the bargainor S, 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 30th day of April, 1986.

My Commission Expires ..., 19... Notary Public.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, **COUNTY**

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at ...

Tennessee, this ... day of ..., 19...

My Commission Expires ..., 19... Notary Public.

STATE OF TENNESSEE Register's Office, ..., 19...

COUNTY OF ...

The foregoing instrument and certificate were noted in Note Book ... Page ... At ... O'Clock ... M. ... 19... , and recorded in ... Book ..., Series ..., Page ... State Tax Paid $ ... Fee ... Recording Fee ... Total ... Witness my hand Receipt No. ...

... Register.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $ 43,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Calvin O'Daniel Jackson
Affiant.

Subscribed and sworn to before me this the 1st day of May, 19 86

B. Edwards - Dep. Reg.
~~Register or Notary Public.~~

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Warranty Deed

FROM

BOBBY N. WILLIAMS and

DOYLE R. JACKSON

TO

CALVIN O'DANIEL WALKER

STATE OF TENNESSEE

DAVIDSON COUNTY.

Register's Office

Received for record the ..... day of

..... A.D. 19.....,

at ..... o'clock ..... M. Noted in Note Book

....., page....., and recorded in Book

of Deeds ..... Vol. ....., Page .....

Fee Paid, $.....

State Tax . . . . . $.....

Clerk's Fee . . . . . $.....

Total . . . . . $.....

Paid this.....day of....., 19.....

.....

Register.

(Box 687-1) MARSHALL & BRUCE - NASHVILLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 1st DAY OF May 1986.

Deputy Register

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 1 | 47 PM '86

IDENTIFICATION REFERENCE

19896

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

RECEIVED OF _____

FOR _____

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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

70000.00- CAMT.
182.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 194.50-
9369A05/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96861

IDENTIFICATION REFERENCE

MAY 1 1 47 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243309