FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 6871 PAGE 928

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 1986

Notary Public

MY COMMISSION EXPIRES: 1/29/89

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: Elizabeth J. Smith, ATTY.
PLATEAU TITLE & ESCROW COMPANY, INC., P.O. BOX 1369, BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Anthony A. Walton, Jr. | Covenant Mortgage Corporation | 72-14 96 |
| (NAME) | (NAME) | |
| 1411 Straightway Avenue | 101 Winners Circle, Suite 212 | 27W 13870 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37206 | Brentwood, TN 37027 | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

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, Clarence E. Reed, Sr. and wife, Folia M. Reed

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony A. Walton, Jr. and wife, Ramona K. Walton

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:

Land in Davidson County, Tennessee, being the westerly 47 1/2 feet of the southerly 134 feet of Lot No. 13 in Robinson's Addition to Brownsville, as of record in Book 57, page 1, Register's Office for said County, described as follows:

Said part of Lot No. 13 begins at the southeast corner of Lot No. 12 at the northerly margin of Straightway Avenue, formerly Main Street; thence with the line between Lots Nos. 12 and 13, North 3 deg. East 134 feet to a point; thence South 86 deg. 40' East 47 1/2 feet to a point; thence South 3 deg. West 134 feet to a point in the northerly margin of said Avenue; thence with the said margin of said Avenue North 86 deg. 40' West 47 1/2 feet to the point of beginning.

Being the same property conveyed to Clarence E. Reed, Jr. by deed from Lee Anthony Bond and wife, Suprenia D. Bond, of record in Book 5918, page 641, Register's Office for Davidson County, Tennessee. The said Clarence E. Reed, Jr. having since died, leaving as his sole heirs at law his parents, Clarence E. Reed, Sr. and Folia M. Reed.

0 5 6 2 7

IDENTIFICATION REFERENCE

MAY 30 12 29 PM '86

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 1411 Straightway Avenue, Nashville, TN 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 our hands this 28th day of May, 1986

Clarence E. Reed, Sr.

Folia M. Reed

3721

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence E. Reed, Sr. and wife, Folia M. Reed

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

Witness my hand and official seal at Brentwood, Tennessee, on this 28th day of May, 1986.

Commission expires: January 19, 1988

Elizabeth J Smith
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me; _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be the _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by _____ self as such _____.

Witness my hand and official seal at _____, Tennessee, on this _____ day of _____, 198____.

Commission expires: _____

_____
Notary Public

**WARRANTY DEED**

**FROM**

CLARENCE E. REED, SR. AND WIFE,

FOLIA M. REED

**TO**

ANTHONY A. WALTON, JR. AND WIFE,

RAMONA K. WALTON

**PLATEAU TITLE & ESCROW COMPANY, INC.**
SUITE 150, 101 WESTPARK DRIVE
P. O. BOX 1369
BRENTWOOD, TN 37027

**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 |
|---|---|---|---|---|

28000.00- CAMT.
72.80 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 79.30-
9761A05/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.5.6 2 7.

IDENTIFT. REFERENCE

MAY 30 12 29 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253460