ADDRESS NEW OWNER:
Steven D. Ezell et ux
2306 Golf Club Lane
Nashville, TN 37215

SEND TAX BILLS TO:
Same

MAP / PARCEL NOS:
Map 117-6
Par. 11

WARRANTY DEED

For good and valuable consideration paid and received, the Grantor, CLARENCE D. WALLING, JR., has bargained and sold and by these presents does transfer and convey unto the Grantees, STEVEN D. EZELL and wife, KATHERINE READ EZELL, their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Samuel Watkins, of record in Book 57, page 16, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Golf Club Lane, said point being 175 feet westwardly from the northwest corner of the intersection of Golf Club Lane and 23rd Avenue South; thence westwardly along the northerly margin of Golf Club Lane 300 feet to a point; thence leaving said Golf Club Lane, north 3½° east 345 feet to a point; thence south 86½° east 300 feet to a point; thence south 3½° west along part of the westerly boundary of Lot No. 7, Block 9, Stokes Tract of record in Book 974, page 24, Register's Office for Davidson County, Tennessee, and along the westerly line of the land conveyed to Robert W. Edwards and wife, Betsy Edwards, by deed from Kirkland W. Todd, Jr. and wife, Adrienne H. Todd, of record in Book 4260, page 182, Register's Office for Davidson County, Tennessee, 345 feet to the point of beginning.

Being the same property conveyed to Clarence D. Walling, Jr., by deed from Kirkland W. Todd, Jr. and wife, Adrienne H. Todd, of record in Book 4928, page 958, said Register's Office.

This is improved property known as 2306 Golf Club Lane, Nashville, TN 37215.

Said property is conveyed subject to the lien of 1986 ad valorem taxes.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever. And the Grantor covenants with the Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Ann B. Walling, spouse of the Grantor, joins herein and conveys any and all interest she may have in said property by virtue of the marital relationship, but no further or otherwise.

Witness our hands this 25 day of July, 1986.

Ann B. Walling

Clarence D. Walling, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of July, 1986, before me personally appeared Clarence D. Walling, Jr., and wife Ann B. Walling, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed. In witness whereof, I have hereunto set my hand and official seal of office.

My commission expires July 17, 1988

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The greater of the property value or actual consideration for this transfer is $439,500.00.

Affiant

Sworn to and subscribed before me
this 28th day of July, 1986.

My commission expires JAN. 10, 1989

Notary Public

This instrument was prepared by John J. Archer, Attorney

FILED WILLIAM R. KEE REGISTER DAVIDSON COUNTY, TN
JUL 28 9 56 AM '86
TAX REFERENCE
25728

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6931 PAGE 762

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
			439500.00- CONVEY	
			1230.60 CSTAX	
			.50 PRFEE	
			6.00 MSTAX	
			CHECK 1237.10-	
3324	A	07/29/86	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 5 7.2 8

IDENTIFICATION REFERENCE

Jul 29 9 56 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 276571