BOOK 8157 PAGE 761

THIS INSTRUMENT PREPARED BY: JOHN WM. MARTIN, Attorney at Law, 107 W. Market St., P.O. Box 81, Lebanon, TN 37088-0081

SEND TAX BILLS TO:	NEW OWNER(S):
Mr. and Mrs. Wayne J. Walton	same
112 Northlake Drive	
Hendersonville, TN 37075	
MORTGAGEE:	C.D. NO.
Mrs. Evelyn G. Menefee	MAP NO. 083-05-104
4650 Lebanon Road	PARCEL NO. 104
Lebanon, TN 37087	GROUP NO.
	PROPERTY

135 07

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, EVELYN G. MENEFEE, a widow, have this day bargained and sold, and by these presents do hereby transfer and convey unto WAYNE J. WALTON and wife, RITA WALTON, as tenants by the entirety, their heirs and assigns, a tract or parcel of land situated and lying in the ____ Civil District of Davidson County, Tennessee, the same being more particularly described as follows:

> Being Lot No. 24 of Block E on the Plan of Eastwood Addition as of record in Book 332, Page 63, Register's Office of Davidson County, Tennessee. Said Lot No. 24 fronts 50 feet on the northerly side of Eastland Avenue, formerly Jackson Street and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Evelyn G. Menefee by deed of John Wm. Martin, Trustee, dated May 7, 1990, of record in Book 8104, Page 769, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said WAYNE J. WALTON and wife, RITA WALTON, their heirs and assigns, in fee simple forever.

MAW (K.

Jul 23 8 34 AM '90

$13.00

I COVENANT with the said grantees that I am lawfully seized and possessed of said property; that I have a good and lawful right to make this conveyance; that the property is free, clear, and unencumbered; and I will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

The real property taxes for 1990 shall be apportioned between the grantor and the grantees, with the grantees agreeing and assuming to pay said taxes when they become due and payable, the parties having settled in cash. The real property taxes for all prior years shall be paid by the grantor herein.

Possession will be given with delivery of deed.

Witness my hand this 19th day of July, 1990.

Evelyn G. Menefee
EVELYN G. MENEFEE

STATE OF TENNESSEE
COUNTY OF WILSON

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Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county, the within-named bargainor, EVELYN G. MENEFEE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 19th day of July, 1990.

NOTARY PUBLIC

My Commission Expires: 12/2/91

STATE OF TENNESSEE
COUNTY OF WILSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $37,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 19th day of July, 1990.

NOTARY PUBLIC

My Commission Expires: 12/2/91

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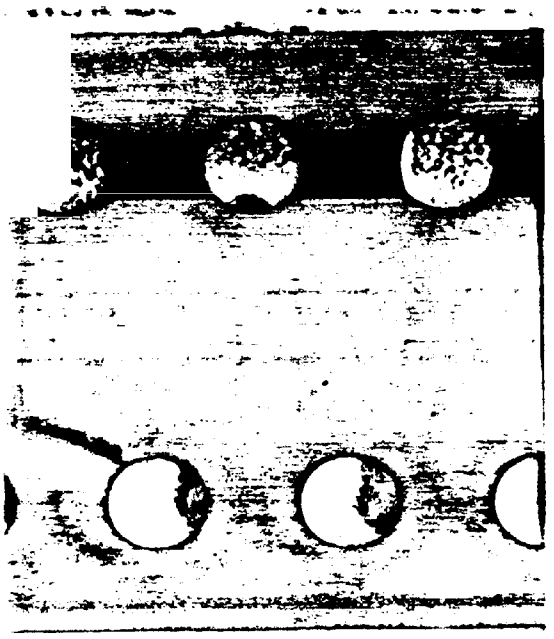
WARRANTY DEED

from

EVELYN G. MENEFEE

to

WAYNE J. WALTON and wife,
RITA WALTON



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

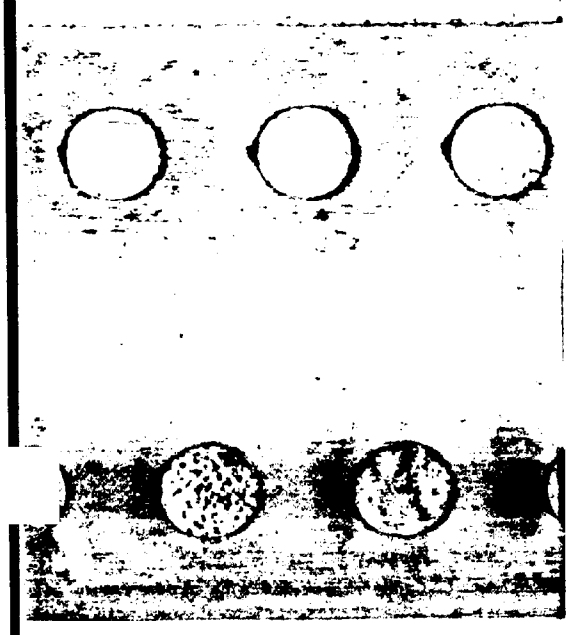
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT	37900.00
CON TX	125.07
PRFEE	1.00
MISC	9.00
TOTAL	135.07
CHECK	135.07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/23/90 01 08:34 0001 2179

43189

IDENTIFICATION

JUL 23 8 34 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 338994