BOOK 9674 PG 709

Box 53

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,147.81

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May 1995.

Notary Public

MY COMMISSION EXPIRES: 1/24/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MELVIN WALKER (NAME)	FIRST FEDERAL SAVINGS AND LOAN ASSOC (NAME)	MAP 72-12
1713 MARSDEN AVENUE (ADDRESS)	25 FRANKLIN STREET (ADDRESS)	PARCEL
NASHVILLE, TN 37216 (CITY) (STATE) (ZIP)	ROCHESTER, NY 14604 (CITY) (STATE) (ZIP)	69.00

FOR AND 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, ELVIN E. WILLIAMS, SR., UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MELVIN WALKER AND WIFE, CAROLYN WALKER

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 East 31 feet of Lot No. 150 and the West 30 feet 6 inches of Lot No. 151 on the Map of Riverside Drive Subdivision as of record in Book 974, pages 60 and 61, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 61 feet 6 inches on the northerly side of Marsden Avenue and runs back between parallel lines of 150 feet to a dead line in the rear measuring 61.5 feet thereon.

Being the same property conveyed to ELVIN E. WILLIAMS, SR., UNMARRIED, by Deed of record in Book 9468, page 825, Register's Office for Davidson County, Tennessee.

Grantee(s) herein agree to assume the unpaid balance of a note secured by a Deed of Trust of record in Book 7992, page 651, Register's Office for Davidson County, Tennessee; which Grantee(s) agree to pay and further agree to hold Grantor(s) harmless from same.

00611756
IDENTIF. ← REFERENCE

95 MAY 18 AM 8:01
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1713 MARSDEN AVENUE, NASHVILLE, TN 37216
(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 ~~my~~ our hand s this 12th day of May 19 95

Elvin E. Williams Sr.
ELVIN E. WILLIAMS, SR.

Melvin Walker
MELVIN WALKER

Carolyn Walker
CAROLYN WALKER

BOOK 9674 PG 710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELVIN E. WILLIAMS, SR., UNMARRIED
MELVIN WALKER AND CAROLYN WALKER

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the y executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 12th day of May, 19 95.

Commission expires 1/24/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

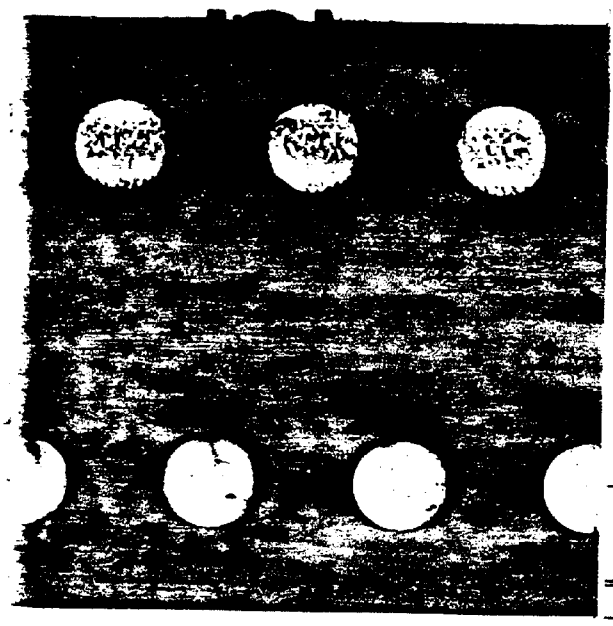
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

2092 05/18 0101 03CHECK 231.55

R1453



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

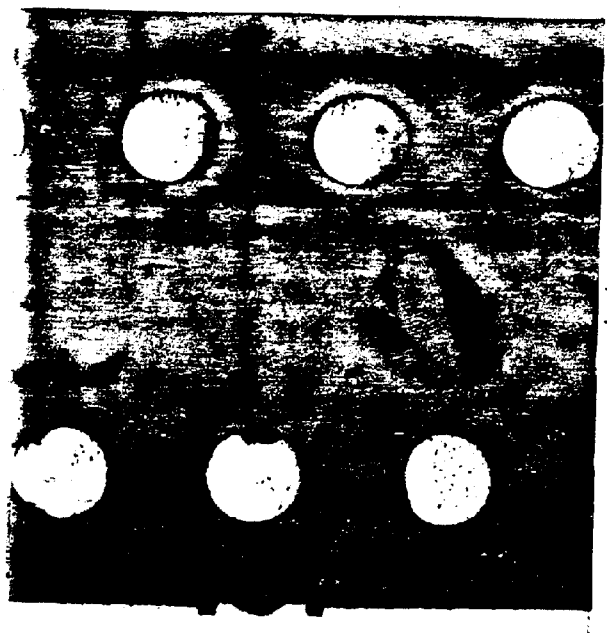
RECEIVED OF _____

FOR _____

BOOK 9674 PG 711

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



CAMT 60147.81
CON TX 222.55
PRFEE 1.00
WDEED 8.00
TOTAL 231.55
CHECK 231.55

05/18/95 01 08:01 0001 2092

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00611756
IDENTIF. ↑ REFERENCE

95 MAY 18 AM 8:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 911448