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JR

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

Address New Owner(s) as follows: **EDDIE WAYNE WALTON and NORA LEATRICE WALTON CARTWRIGHT, 1118 Lawrence Avenue, Madison TN 37115**

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel Nos. **Field Book No. 11D 25425. Map 043-01-0, Parcel No. 089.00.**

**EXECUTRIX DEED**

**KNOW ALL MEN BY THESE PRESENTS:** BOOK 10428 PG 200

That, for and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of Sarah A. Walton, deceased, the undersigned, **PATRICIA ANN WALTON MAXWELL**, Executrix under the Last Will and Testament of **SARAH A. WALTON**, deceased, hereinafter referred to as Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **EDDIE WAYNE WALTON, for and during his natural life, and particularly the right to exclusively occupy that certain house known as 1118 Lawrence Avenue, sometimes known as Palmer Avenue, Madison, Davidson County, Tennessee 37115**, and unto **NORA LEATRICE WALTON CARTWRIGHT, for and during her natural life, and, at her death, if she has children living, an estate to her children to terminate and end upon her youngest child reaching the age of eighteen (18) years or graduating from high school or the class in which her youngest child is a member graduates from high school, as defined in *Tennessee Code Annotated, Section 34-1-101(b)*, whichever last occurs, and particularly the right to exclusively occupy that certain house known as 1122 Lawrence Avenue, sometimes known as Palmer Avenue, Madison, Davidson County, Tennessee 37115,** and then to the children of Sarah A. Walton, deceased, namely: Melvin L. Walton, Patricia Ann Walton Maxwell, Elbert Clifton Walton a/k/a Taha A. Aleem, Eddie Wayne Walton and Nora Leatrice Walton Cartwright, their heirs and assigns, that

certain real property being more particularly described on **EXHIBIT A** attached hereto and made a part hereof. BOOK 10428 PG 201

This is improved property known as **1118 Lawrence Avenue, Madison, Davidson County TN 37115**.

TO HAVE AND TO HOLD said interest in 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 Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as shown herein. Grantor does further covenant and bind herself/her heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, as aforesaid, their heirs and assigns, against the lawful claims of all persons whomsoever.

Grantor and Grantee are used for singular or plural, as context requires.

**IN WITNESS WHEREOF,** the Grantor has duly executed this Executrix Deed on the 17 day of April 1997.

Patricia Ann Walton Maxwell
**PATRICIA ANN WALTON MAXWELL,**
Executrix of the Estate of
**SARAH A. WALTON**, Deceased

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **PATRICIA ANN WALTON MAXWELL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Executrix of the Estate of **SARAH A. WALTON**, Deceased, the within named Grantor, and that she as such Executrix executed the foregoing Executrix' Deed for the purposes therein contained, by signing her name as Executrix of said Estate.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of April 1997.

_____ Notary Public

My commission expires 29 May 2000

NOTARY PUBLIC AT LARGE

**EXHIBIT A**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the J. L. Walton Subdivision as shown of record in Book 6050, page 402, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James L. Walton and wife, Sara Walton, by Installment Deed from Guy C. Benton and wife, Bonnie F. Benton, as shown of record in Book 2539, page 198, Register's Office for Davidson County, Tennessee.

The same James L. Walton died the 28th day of January 1993.

The said Sara Walton was one and the same person as Sarah A. Walton.

The said Sarah A. Walton died 30 August 1995, leaving a Last Will and Testament which was admitted to probate in the Probate Court, Davidson County, Tennessee, Rule No. 96P-827, and shown of record in Will Book 206, page 258, Probate Court Clerk's Office.

Said real property is subject to a Deed of Dedication and Easement as shown of record in Book 7881, page 888, Register's Office for Davidson County, Tennessee, and all matters shown on Plat Book 6050, page 402, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$93,500.00**.

Patricia Ann Walton Maxwell Affiant

Subscribed and sworn to before me on this 21st day of April 1997.

_____ Notary Public

My commission expires: 29 Mar, 2000

NOTARY PUBLIC AT LARGE

02977149

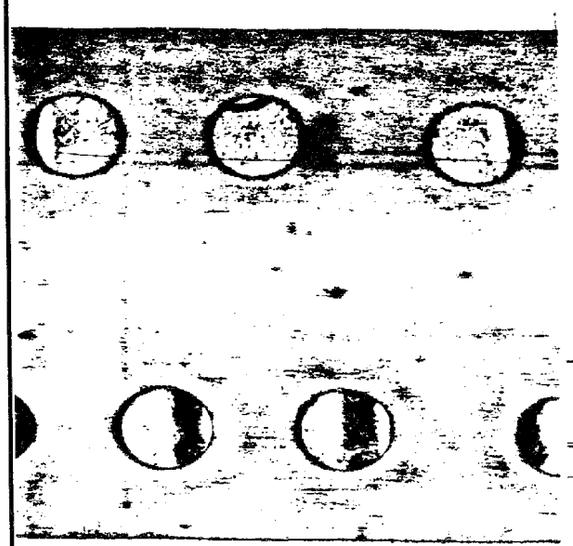
NOTE TO REGISTER:

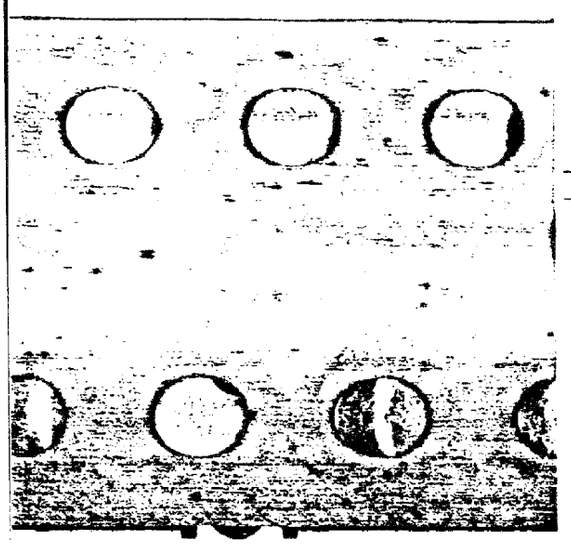
Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

97 APR 24 01 02 PM

358.50





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10428 PG 203

| | | |
|---|---|---|
| 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 93500.00
CON TX 345.95
PRFEE 1.00
MISC 12.00
TOTAL 358.95
CHECK 358.95

04/24/97 01 15:48 0001 3195

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0297749
IDENTIFICATION REFERENCE

97 APR 25 PM 3:17

DAVIDSON COUNTY

**No.** 1143315