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: **MELVIN L. WALTON et al c/o Ms. Patricia Maxwell, 301 Brewer Drive, Nashville TN 37211**

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

Map and Parcel Nos. **Map 043-01-0, Parcel No. 218.00. Field Book No. 11D 94618.**

EXECUTRIX DEED

KNOW ALL MEN BY THESE PRESENTS:

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 **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.

This is improved property known as **1120 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, **but this Warranty Deed is limited to the time in which said real estate**

was lawfully seized and possessed by Grantor herein and does not extend to any previous time thereto.

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 10th day of December 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 10th day of December 1997.

Ann Williams Notary Public

My commission expires 24 March 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$30,000.00**.

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

Subscribed and sworn to before me on this 10th day of December 1997.

Ann Williams Notary Public

My commission expires: 24 March 2001

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

BOOK 10713 PG 244

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 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.

In her Last Will and Testament, Sarah A. Walton bequeathed to her beloved sister, Emma Lee Hadley, an estate in the within described real property for and during the natural life of Emma Lee Hadley, now Walton.

The fee simple remainder interest in this real property was devised to the Grantees herein, MELVIN L. WALTON, PATRICIA ANN WALTON MAXWELL, ELBERT CLIFTON WALTON A/K/A TAHA A. ALEEM, EDDIE WAYNE WALTON and NORA LEATRICE WALTON CARTWRIGHT, subject to that certain estate reserved in Emma Lee Hadley.

By Quitclaim Deed as shown of record in Book 10620, page 563, and Corrected Quitclaim Deed as shown of record in Book 10685, page 83, both Register's Office for Davidson County, Tennessee, Emma Lee Hadley, now Walton conveyed her estate for and during her natural life bequeathed to her by her late sister, Sarah A. Walton, to the Grantees herein.

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.

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RECEIVED FOR RECORD

97 DEC -8 PM 3:51

DAVIDSON COUNTY, TN

8744 12/08 0101 03CHECK 124.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 10713 PG 245

FOR _____

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 12.00
TOTAL 124.00
CHECK 124.00

12/08/97 01 15:56 0001 8744

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03779S9

97DEC-3 PM 3:52

No.1229541