This instrument was prepared by:
ROBERT L. ENGLISH
ATTORNEY AT LAW
Springfield, TN 37172
(from information supplied)

Mail to & Address Next Page
Send tax bills to: Vincent D. Scalf
P.O. Box 96
White Creek, TN 37189

Map & Parcel No.
69-3 47

WARRANTY DEED 10875 PG 863

THIS DEED OF CONVEYANCE, executed and delivered by **EMMA LEE WALKER and husband, ROBERT WALKER**, hereinafter called the Grantors, to **VINCENT T. SCALF** hereinafter called the Grantee;

WITNESSETH: That for and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, the said Grantors have this day bargained and sold and do by these presents hereby sell transfer and convey unto the said Grantee, heirs and assigns, the following described real property, to-wit:

Land in Davidson County, Tennessee, being the Westerly 125 feet of Lot No. 16 of Block "FF" on the Revised Map of Fairview Subdivision, of record in Book 1130, page 54, Register's Office for said County.

Said part of Lot No. 16 fronts 123.4 feet on the Easterly side of Milford Road and runs back between lines 125 feet on the Southerly line with the Northerly margin of West Hamilton road and 125 feet on the Northerly line to a dead line in the rear measuring 135.8 feet, more or less, thereon.

AND BEING the same property conveyed to Harold E. Yates and wife, Emma Lee Yates by G. A. Krantz and wife, Shirley Ann Krantz of record in Book 2856, page 223, Register's Office for Davidson County, Tennessee. The said Harold E. Yates having since died, leaving the said Emma Lee Yates the surviving tenant by the entirety and sole owner of said land. The said Emma Lee Yates married Robert Walker becoming Emma Lee Walker.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 1212, page 269, Book 1785, page 328, Book 1212, page 265, and Book 1785, page 328, all in the Register's Office for Davidson County, Tennessee, and to easements and setback lines as indicated on the aforesaid subdivision map.

EASEMENT:
This conveyance is made subject to an easement as set out in Book 2856, page 223, Register's Office for Davidson County, Tennessee, concerning joint use of well.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns, forever. The said Grantors covenant with the said Grantee, heirs and assigns: 1) That they are lawfully seized in fee of said land; 2) That they have a good and perfect right to make this conveyance; 3) That said land is unencumbered; and 4) That they will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

POSSESSION shall be given with delivery of deed.

TAXES for the current year shall be pro-rated to date of deed.

DATED this 2 day of April, 1998, at Springfield, Tennessee.

Emma Lee Walker
EMMA LEE WALKER

Robert E Walker
ROBERT WALKER

STATE OF TENNESSEE

COUNTY OF ROBERTSON

10875 PG 865

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EMMA LEE WALKER and husband, ROBERT WALKER, bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidenced), and who acknowledged that they executed the within instrument for the purposes contained therein.

Witness my hand and seal of office this 2 day of April, 1998, at Springfield, Tennessee.

My commission expires: 5/30/2000.

NOTARY PUBLIC

NOTARY AT LARGE STATE OF TENNESSEE

* * * * * * * * * * * * *

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property or interest in property transferred, whichever is greater, is $35,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me, this 2 day of April, 1998.

~~REGISTER or~~ NOTARY PUBLIC

NOTARY AT LARGE STATE OF TENNESSEE

0422541

IDENTIFICATION REFERENCE

98 APR -7 AM 9:41

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

6658 04/07 0101 03CHECK 142.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10875 PG 866

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	35000.00
CON TX	129.50
PRFEE	1.00
WDEED	12.00
TOTAL	142.50
CHECK	142.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/07/98 09:41:0001 6858

042541
IDENTIF. ↑ REFERENCE
98 APR -7 AM 9:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1277095