This instrument was prepared by:
Gary B. Fisher, Attorney
2711 Murfreesboro Rd. Suite 200
Antioch, TN 37013

BOOK 10995 PG 532

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transaction is
$ 25,000
Walter E. Walls
affiant
Subscribed and sworn to before me, this the 29th day of June, 1998.
L. Chandler
Dep. Reg

# WARRANTY DEED

| **Address of New Owner:** | **Send Tax Bills To:** | **Map & Parcel:** |
|---|---|---|
| Dorothy D. Cox | OWNER | 071-11-0-018.00 |
| 1604 Luton St. | | |
| Nashville, TN | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOODS AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Walter E. Walls and wife, Mildred Christine Walls HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dorothy ~~D.~~ Cox 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 Lot No. 24 on the Plan of Resubdivision of I.D. Lutons' Addition, as of record in Plat Book 974, Page 55, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Walter E. Walls and wife, Mildred Christine Walls as of record in Book 4261, Page 8, said Register's Office.

Unimproved ( )
This is improved property (X ) known as
1604 Luton Street Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenences, estate, title and interest thereto belonging to the covenant with the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S), 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 convent and bind ourselves, our heirs an represenatives, to warrant and forever defend the title to the said land to the GRANTEE(S), their heirs and assigns against the said land to the lawful claim of persons whomsoever. Wherever, used the singular member shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 25th day of June, 1998

Walter E. Walls
Walter E. Walls

Mildred Christine Walls
Mildred Christine Walls

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name Walter and Mildred Walls The bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument or the prupose therin contained.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of ~~January~~ June, ~~1997~~ 1998

Jessica Johnson
Notary Public

Commission Expires: My Commission Expires MAY 26, 2002

0456050
IDENTIF. & REFERENCE

98 JUN 29 AM 10:18
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

6752 06/29 0101 03CHECK 101.50

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10995 PG 534

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MD - 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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 8.00
TOTAL 101.50
CHECK 101.50

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

06/29/98 01 10:18 0001 6752

0456050
IDENTIF. ← REFERENCE

98 JUN 29 AM 10: 18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1312548