File #200480006

Davidson County DEEDWARR
Recvd: 01/27/04 14:50 2pgs
Fees:13.00 Taxes:98.70
20040127-0010426

KIMBERLY A. BAETZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,675.00.

Frank L Walden Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of January, 2004.

Kimberly A. Baetz
Notary Public

MY COMMISSION EXPIRES: 01/29/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 100 Hazel Path, Lexington Bldg., Suite A, Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank L. Walden Revocable Living Trust	Frank L. Walden	Map: 52-01-21.00
(NAME) 150 Harris Street	(NAME) 203 Walkers Terrace	Parcel:
(ADDRESS) Madison TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **JOSEPHINE O. ~~BELSHER,~~* UNMARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto ~~FRANK L. WALDEN REVOCABLE LIVING TRUST,~~** 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: J.B *Belcher

**The Frank L. Walden Revocable Living Trust J.B FLW

Land in Davidson County, Tennessee, being Lot No. 70, on the plan of Madison Realty Company's Subdivision, of record in Plat Book 547, Page 164, of the Register's Office of Davidson County, Tennessee.Also being the Westerly half of Brooks Avenue, as was closed by Bill 088-493 and being Described as:

Beginning at an iron pin at the Southerly right-of-way Harris Street, and being the Northwest corner of this tract. THENCE: With the Westerly line of Lot No. 70 190.00 ' to an iron pin at a fence corner. THENCE: Easterly 75.00' to an iron pin. THENCE: Northerly 190.00' to an iron pin in the Southerly right-of-way of Harris Street. THENCE: With the Southerly margin of Harris Street 75.0' to the point of beginning containing 0.327 acres more or less, according to a survey prepared by Benny M. Cantrell, TN RLS #1638.

Being the same property conveyed to Mrs. Josephine O. William, now known as Josephine Belsher, by Installment Deed dated July 10, 1946 of record in Book 1369, Page 318, Register's Office for Davidson County, Tennessee. Belcher JB

This conveyance is subject to the following:
Sanitary Sewer and/or Storm Drainage Easement of record in Book 8766, Page 426; any and all matters shown on plat of record in Book 547, Page 164; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 150 Harris Street, Madison, TN 37115
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 23rd day of January, 2004.

Josephine O. ~~Belsher~~ Belcher
JB

STATE OF Tennessee

COUNTY OF Sumner

Before me, the undersigned Notary Public, personally appeared Josephine O. ~~Belcher~~ JB Belcher who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of January, 2004.

Kimberly A. Baez

Notary Public

KIMBERLY A. BAEZ
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 1-29-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
~~100 Hazel Path / Lexington Bldg. / Suite A /~~
~~Hendersonville, TN 37075 /~~
1517 Hunt Club Blvd., Ste 100
Gallatin, TN 37066