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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,400.00

William W. Starkey III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May 19 77.

Notary Public

MY COMMISSION EXPIRES: 4-12-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William W. Starkey, III (NAME)	Baker Mortgage Corporation (NAME)	4D 33808
7052 Bonnavent Drive (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, # 200 (STREET ADDRESS)	Map 74-8
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	Parcel 199

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, WE, Hamilton J. Walker et ux Kathryn E. Walker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William W. Starkey, III et ux Pat A. Starkey

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:

BEING Lot No. 1044, Plan of Hermitage Hills, Section 10, as of record in Book 3600, page 50, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Hamilton J. Walker et ux Kathryn E. Walker by Quitclaim Deed of record in Book 5138, page 442, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 3765, page 134, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to 10 foot and 5 foot utility and drainage easement; 5 foot by 30 foot anchor easement and 30 foot minimum building setback line as of record in Book 3600, page 50, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 7052 Bonnavent Drive (House Number) (Street) Hermitage, Tennessee 37076 (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 we do covenant with the said GRANTEES 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 covenant and bind ourselves, our heirs and representatives, 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 hand s this 17th day of May, 19 77

X Hamilton J. Walker
Hamilton J. Walker

X Kathryn E. Walker
Kathryn E. Walker

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hamilton J. Walker et ux Kathryn E. Walker

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of May 1977

Commission expires: March 24-1980

Notary Public

STATE OF TENNESSEE
Davidson County

Before me _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

E 05242

WARRANTY DEED

FROM
Hamilton J. Walker

TO
William W. Starkey, III

IDENTIF. REFERENCE

MAY 24 10 04 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

C. Harold Reeves, Attorney
218 Fortune Building 1
311 Blue Park Boulevard
Nashville, Tenn. 37217

MAY24F CONV 32400.00
MAY24F S'TAX B* 84.24
MAY24F P'FEE B* .50
MAY24F W'DEED B* 4.00 * 88.74