This instrument prepared by: Bass Berry & Sims
First American Center, Nashville TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: BOOK 5300 PAGE 871	MAP-PARCEL NUMBERS:
Twila F. Walker	Lomas & Nettleton	102-7
(NAME)	(NAME)	
6640 Upton Lane	P. O. Box 1056	119
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209	Virginia Beach, Virgina 23451	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) ---------- DOLLARS

and other good and valuable consideration, receipt of which is hereby acknowledged, including the assumption by Twila F. Walker of the unpaid balance of the note in the original amount of $18,900.00, secured by a deed of trust to Richard E. Corn, Trustee, of record in Book 4159, page 953, Register's Office for Davidson County, Tennessee, Wallace Earl Siria and wife, Annette A. Siria,

JUN 20 80	CONV	44,500.00		
JUN 20 80	S'TAX		B* 115.70	
JUN 20 80	PR'FEE		B* .50	
JUN 20 80	W'DEED		B* 4.00	* 120.20

have bargained and sold, and by these presents do transfer and convey unto the said Twila F. Walker, an unmarried person,

the GRANTEES herein, ~~their~~ per heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 26 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 91, Register's Office for said County.

Said Lot fronts 76.72 feet on the westerly side of Upton Lane and runs back 179.74 feet on the northerly line and 178.18 feet on the southerly line to the lower water mark of the Cumberland River and measures 75 feet more or less.

Being the same property conveyed to Wallace Earl Siria and wife, Annette A. Siria, by deed from Reynold Bubis, Trustee, of record in Book 4159, page 952, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6640 Upton Lane (House Number) (Street)
Nashville, Tennessee 37209
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 16th day of June, 19 78.

Annette A. Siria
Annette A. Siria

Wallace Earl Siria
Wallace Earl Siria

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Morrison, a Notary Public in and for said County and State, the within named Wallace Earl Siria and wife, Annette A. Siria

the bargainors, 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, Tn. this 16 day of June, 1978.

My commission expires 11-13-79 Notary Public Robert F. Teeple

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 44,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Wallace Earl Siria

Sworn to and subscribed before me
this 16th day of June, 1978.

My commission expires 11-13-79 Notary Public Robert F. Teeple

This instrument was prepared by:

BASS, BERRY & SIMS 2700 First American Center Nashville, TN 37238
Name Address

WARRANTY DEED

FROM WALLACE EARL SIRIA ET UX

TO TWILA F. WALKER

E 7 2 1 2 9

IDENTIF. REFERENCE

JUN 20 10 47 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219