New Owner's Address:

Fred Walker
325 Hermitage Avenue
Nashville, Tennessee 37210

Mail Tax Bills to Same

Prepared by Briley, Richards and Wrenne, Attorneys
344 Fourth Avenue North
Nashville, Tennessee 37219

Tax Map 94-13
Tax Parcel 119

BOOK 5414 PAGE 604

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars cash in hand paid by FRED WALKER, the receipt of which is hereby acknowledged; and for other good and valuable considerations, NAVCO, INC. a Tennessee corporation, has bargained and sold and by these presents does transfer and convey unto the said FRED WALKER, his heirs and assigns, the following tract of land in Davidson County, Tennessee:

Lot No. 1 on the Plan of Hermitage Addition Subdivision, Block "L", Second Revision of Part of Lots 11, 12, 13, 14 and 15, of record in Book 4470, page 196, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a concrete monument in the southeasterly margin of Hermitage Avenue at the entrance to Little Green Street; thence with the margin of said Avenue, North 57 degrees East 142.99 feet to a monument; thence South 47 degrees 01' East 115.44 feet to an iron pin; thence South 57 degrees West 175 feet to an iron pin in the northeasterly margin of Little Green Street; thence with the same, North 47 degrees 01' West 83.44 feet to an iron pin at the beginning of a curve; thence around said curve, northwesterly 45.38 feet to the point of beginning.

TOGETHER with a 10-foot easement for construction and maintenance of a sewer line over the rear of the remainder of the property of Fred (Felix F.) Walker and wife, Betty Jo Walker, as set out in the deed in Book 4607, page 574, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Navco, Inc., a Tennessee corporation, by deed from Kayo Oil Company, a Delaware corporation, of record in Book 5235, page 855, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns forever.

THE GRANTOR, NAVCO, INC., does covenant with said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except for the 1979 Metro Tax which has been prorated and assumed by the Grantee; and by recorded easements and the building setback line.

THE GRANTOR does further covenant and bind itself, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under it, but not further or otherwise.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 15th day of March, 1979.

NAVCO. INC.

By Fred A. Richardson

3167 04/03 78.00- CHECK

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

BOOK 5414 PAGE 606

Before me the undersigned authority, a Notary Public in and for said County and State, personally appeared Fred J. Richardson, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Treasurer of NAVCO, INC., the within-named bargainor, a corporation, and that he as such Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Fred J. Richardson as such Treasurer.

Witness my hand and seal at office in Chattanooga, Tennessee, this 15th day of March, 1979.

Lisa L. Whittle
Notary Public

NOTARY PUBLIC HAMILTON CO. TENN. WHITTLE

My Commission Expires
9/11/82

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

The actual consideration for this transfer or value of property, whichever is greater, is $27,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Fred J. Richardson

Sworn to and subscribed before me this 15th day of March, 1979.

Lisa L. Whittle
Notary Public

NOTARY PUBLIC HAMILTON CO. TENN.

My Commission Expires
9/11/82

IDENTIF. REFERENCE

APR 3 2 18 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

F. 2. 1. 9. 0. 7.

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

BOOK 5414 PAGE 607

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			27500.00- CO	
			71.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	78.00-
3187A04/03/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 1 9 0 7.

IDENTIF. REFERENCE

APR 3 2 18 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 674643