This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5654 PAGE 608

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fred Smith and Richard E. Sharpe	FIRST TENNESSEE BANK	134-13-216
(NAME)	(NAME)	
254-256 Largo Drive	P.O. 474	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	MEMPHIS, TN 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Fred Smith and Richard E. Sharpe and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, James T. Walker and wife, Terry Lynne Walker

have this day bargained and sold, and do hereby transfer and convey unto the said Fred Smith and Richard E. Sharpe

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 371 on the Plan of Hillbrook Subdivision, Section 6, as of record in Book 4175, page 7, Register's Office for said County.
Said Lot No. 371 fronts 82.00 feet along the northwesterly margin of Largo Drive and extends back between two lines, 131.1 feet on the northeasterly line and 141.7 feet on the southwesterly line, to a dead line in the rear, measuring 65.09 feet thereon.

Being the same property conveyed to James T. Walker and wife, Terry Lynne Walker by deed from Hillbrook Land Co., of record in Book 4496, page 383, Register's Office for said County.

This conveyance is subject to the plan of record in Book 4175, page 7, Register's Office for said County, shows an Owner's Certificate, a 30-foot minimum building setback line from Largo Drive, a 10-foot easement for public utility purposes and drainage, and a 2.5 X 30-foot utility anchor easement; and restrictive covenants of record in Book 4213, page 155, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 59,500.00

Subscribed and sworn to before me, this the 19 day of Sept 1980

Affiant

My commission expires: 4.18.82
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 254-256 Largo Drive, Nashville, Tennessee 37211
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 18 *day of* September, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James T. Walker
James T. Walker

Terry Lynne Walker
Terry Lynne Walker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5654 PAGE 609

Personally appeared before me, NANCY L. KOTA *a Notary Public in and for said County and State,* James T. Walker and wife, Terry Lynne Walker

the within named 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, *Tennessee, this* 18 *day of* Sept, *19*80.

Commission expires 4.18.82 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

3838 [illegible] 161.20 - FEE

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IDENTIF. REFERENCE

SEP 23 9 50 AM '80

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
James T. Walkerand wife,
Terry Lynne Walker

TO
Fred Smith and Richard E.
Sharpe

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201
G-23850

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5654 PAGE 610

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - 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
			59500.00- CO	
			154.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 161.20-	
3939A09/23/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 9 1 . 1 . 2

IDENTIF. REFERENCE

SEP 23 9 50 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 781742