THIS INSTRUMENT WAS PREPARED BY KENNETH M. BALLEW, ATTORNEY AT LAW, 320 GALLATIN ROAD, MADISON, TENNESSEE. 37115

2154 11/03 136.50- CHECK

WARRANTY DEED

BOOK 5673 PAGE 122

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES B. WALKER ET UX		95-12-5
(NAME) 121 RUSTIC CT	(NAME) Same	3DZ-11880
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE TENN. 37214	(STREET ADDRESS)	
(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 the grantees hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of the indebtedness payable to Robert Hughes; and secured by a deed of trust executed by Walter L. Timmons and Fred B. Shipman, of record in Book 4617, page 228, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantees hereby agree to assume and prmises to pay;

We, WALTER R. DOWLEN AND WIFE, JEANINE C. DOWLEN, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES B. WALKER AND WIFE, WILLIE MAE WALKER,

the Grantees herein, their (XXXXXX heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in the Third Civil District of Davidson County, Tennessee, being described according to a survey by John Knohl as follows:

BEGINNING at a corner pin at the easterly margin of McGavock Pike said point being 188.9 feet south from Graylynn Drive; thence North 73 degrees 16 minutes East 215.09 feet to a point; thence South 56 degrees 02 minutes East 251.3 feet to an iron pin; thence South 79 degrees 55 minutes West 385.8 feet to corner pin in McGavock Pike, said pin being 131.2 feet from the Northwest corner of Woodberry Park as of record in Book 2133, page 119, Register's Office of Davidson County, Tennessee; thence along said margin of McGavock Pike 150.2 feet to the point of beginning.

Being the same property conveyed to WALTER R. DOWLEN AND WIFE, JEANINE C. DOWLEN, by deed from FRED B. SHIPMAN AND WIFE, BRENDA SHIPMAN, of record in Book 5134, page 485, said Register's Office.

This conveyance is made subject to restrictive covenant of record in book 2958, page 63; easement of record in Book 4277, page 971, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $50,000.00

Affiant

Subscribed and sworn to before me, this the 1 day of November 1980

Notary Public

My commission expires: April 25 1981 (Affix Seal)

This is improved (X) unimproved ( ) property, known as 293 McGavock Pike, Nashville, Tennessee (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 XXXXXX 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.

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 (XXXXXX 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 1 *day of* November *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.*

Walter R. Dowlen
(Walter R. Dowlen)

Jeanine C. Dowlen
(Jeanine C. Dowlen)

BOOK 5673 PAGE 123

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Walter R. Dowlen and wife, Jeanine C. Dowlen

*the within named bargainor*s, *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 MADISON, *Tennessee, this* 1 *day of* NOV, *19*80

Hubert L. Baker
Notary Public

Commission expires April 25, 1981

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 .....

WARRANTY DEED

FROM
Walter R. Dowlen et ux, Jeanine C.

TO
James B. Walker et ux, Willie Mae

RUSH

G 1.5643

IDENTIF. REFERENCE

Nov 3 10 40 AM '80

FELIX Z. COLEMAN JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Reprerenting
Chicago Title Insurance Company
CHICAGO, ILLINOIS

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

RECEIVED OF _____

FOR _____

BOOK 5673 PAGE 124

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
			50000.00-	CO
			130.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	136.50-
			2154A11/03/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01.5643

IDENTIF. REFERENCE

Nov 3 10 40 AM '80

No. 789685