STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $38,950.00. James R. Meneese
Affiant

Subscribed and sworn to before me, this the 24th day of November, 1980.

Notary Public

My Commission Expires 4/17/83

BOOK 5683 PAGE 273

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney — 101 Cumberland Ave., Suite 101 — Nashville, TN.

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel Nos.
James R. Meneese	Mercantile Mortgage Company	Map 50-14
3217 Sennadale Drive	P. O. Box 14569	Par 203
Nashville, TN. 37207	St. Louis, Missouri 63178	12DZ-31430

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, George E. Walker, Robert L. Walker, Bennie H. Walker, Larry R. Walker, Linda G. Stewart and Karlie Jo Walker, a minor, the Heirs of the Estate of Myrtle R. Walker, deceased, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto James R. Meneese and wife, Theresa Q. Meneese, 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. 276 on the Plan of Section II, Parkwood Estates, as of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee.

SAID Lot No. 276 fronts 75 feet on the west side of Sennadale Drive, and extends back 137 feet on the north line and 137.5 feet on the south line, to a dead line in the rear on which it measures 75 feet.

BEING the same property conveyed to Richard E. Walker and wife, Myrtle R. Walker by deed of record in Book 4367, Page 848, RODCIN; the said Richard E. Walker, who was one in the same person as Richard Ewing Walker, having passed away on August 25th, 1971, in Davidson County, Tennessee; the said Myrtle R. Walker, who was one in the same person as Myrtle Reynolds Walker, having passed away on January 22nd, 1980, in Davidson County, Tennessee, having died intestate and being survived by her heirs, the within named Grantors.

REFERENCE is hereby made to an instrument of record in the Probate Court for Davidson County, Tennessee, wherein Annetta Ford Garrett and James E. Garrett have been appointed as Guardians for the minor heir, Karlie Jo Walker,

REFERENCE is hereby made to Order No. 68669 in the Probate Court for Davidson County, Tennessee, whereby the court has ordered, adjudged and decreed that the within named guardian(s) should execute this conveyance on behalf of the minor heir, Karlie Jo Walker.

THIS conveyance is subject to restrictions of record in Book 3249, Page 354, Book 3281, Page 534 and Book 3309, Page 615, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 3217 Sennadale Drive, Nashville, TN. 37207

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 HANDS THIS 20-21-24 DAYS OF November 1980.

George E. Walker — Robert L. Walker — Karlie Jo Walker

Larry R. Walker — Bennie H. Walker — By: Annetta Ford Garrett, Guardian

Linda G. Stewart — Attest: James E. Garrett, Guardian

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda G. Stewart, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at MADISON, Tennessee, this 21ST day of November, 1980.
Commission Expires 4/17/83

W.K. Georgas
NOTARY PUBLIC W. K. Georgas, Jr.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George E. Walker, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at MADISON, Tennessee, this 20th day of November, 1980.
Commission Expires 4/17/83

W.K. Georgas
NOTARY PUBLIC W. K. Georgas, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Walker, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at MADISON, Tennessee, this 24th day of November, 1980.
Commission Expires 4/17/83

W.K. Georgas
NOTARY PUBLIC W. K. Georgas, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bennie H. Walker, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at MADISON, Tennessee, this 21st day of November, 1980.
Commission Expires 1/22/84

Fred Carrahan, Jr.
NOTARY PUBLIC Fred Carrahan, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry R. Walker, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21ST day of November, 1980.
Commission Expires 4/17/83

W.K. Georgas
NOTARY PUBLIC W. K. Georgas, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Annetta Ford Garrett and James E. Garrett with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Guardians of Karlie Jo Walker, a minor, the within named bargainor, and that they as such Guardians, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Karlie Jo Walker, by the said Annetta Ford Garrett, Guardian, and attesting the same by the said James E. Garrett, Guardian. Witness my hand and official seal at MADISON, Tennessee, this 21ST day of November, 1980.
Commission Expires 4/17/83

W.K. Georgas
NOTARY PUBLIC W. K. Georgas, Jr.

WARRANTY DEED
from
The Estate of Myrtle R. Walker, deceased
to
James R. Menoese et ux

IDENTIF. REFERENCE
1980 DEC 26 9 11 AM
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

1-9220

Return to:
AMERICAN ESCROW COMPANY, INC.
121 CUMBERLAND AVE. SUITE 101

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5683 PAGE 275

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
			36950.00- CO	
			101.14 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 107.64-	
6728A	11/26/80		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1.9220

IDENTIF. REFERENCE

Nov 26 9 12 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 794110