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

WARRANTY DEED

BOOK 5700 PAGE 143

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James G. Walls and wife, Janet J. Walls	Mercantile Mortgage Company	162-5-134
(NAME)	(NAME)	
5420 Country Drive	Box 14569	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	St. Louis, Missouri 63178	
(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 James G. Walls and wife, Janet J. Walls and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said James G. Walls and wife, Janet J. Walls have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $44,250.00, secured by deed of trust of record in Book 5411, page 591, Register's Office for Davidson County, Tennessee,

We, Terrance Wayne Turner and wife, Jacquelyn Stephens Turner

have this day bargained and sold, and do hereby transfer and convey unto the said James G. Walls and wife,
Janet J. Walls

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. 211 on the Plan of Section 2, Hickory Valley, of record in Book 4175, page 158, Register's Office for said County.

Said Lot No. 211 fronts 80.0 feet on the southeasterly margin of Country Drive and extends back 160.23 feet on the northeasterly line and 154.39 feet on the southwesterly line to a dead line in the rear, measuring 99.83 feet thereon.

Being the same property conveyed to Terrance Wayne Turner and wife, Jacquelyn Stephens Turner by deed from Earl E. Dougherty, of record in Book 5411, page 588, Register's Office for said County.

This conveyance is subject to the plan of record in Book 4175, page 158, Register's Office for said County, which shows an Owner's Certificate, 30-foot building set-back line from Country Drive, a 10-foot easement for public utilities and drainage, and a 2.5 X 25-foot utility anchor easement; and restrictive covenants of record in Book 4469, page 847, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 53,300.00

Subscribed and sworn to before me, this the 14th day of January 19 81

Affiant

My commission expires: 7-22-81 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 5420 Country 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 1981 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 14th *day of* January, *19* 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

* Terrance Wayne Turner
Terrance Wayne Turner, by his attorney-in-fact Patricia L. Newton

* Jacquelyn Stephens Turner
Jacquelyn Stephens Turner, by her attorney-in-fact Patricia L. Newton

BOOK 5700 PAGE 144

4780

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ... *, a Notary Public in and for said County and State,* .....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ..... *Tennessee, this.....day of.....*, 19.....

..... *Notary Public*

Commission expires .....

01/14 145.00 CHECK

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.....

IDENTIF. REFERENCE

JAN 14 2 55 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

G 2.5.3 J 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of January, 1981, before me, Mary P. Whitworth, a Notary Public in and for said County and State, personally appeared Patricia L. Newton, to me known to be the person who executed the foregoing instrument in behalf of Terrance Wayne Turner and wife, Jacquelyn Stephens Turner and acknowledged that she executed the same as the free act and deed of said Terrance Wayne Turner and wife, Jacquelyn Stephens Turner.

Witness my hand and official seal at Nashville, Tennessee this 14th day of January, 1981.

Mary P. Whitworth
Notary Public

Commission expires 7-22-81

MARY P. WHITWORTH NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM
Terrance Wayne Turner and wife, Jacquelyn Stephens Turner

TO
James G. Walls and wife, Janet J. Walls

23912 Chicago Title
return to American Center
1st
Nash TN 37237

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

BOOK 5700 PAGE 145

RECEIVED OF _____

FOR _____

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

53300.00- CO
138.58 CO TX
.50 PRFEE
6.00 WDEED
CHECK 145.08-
4788A01/14/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 5 3 1 2

T
IDENTIF. REFERENCE

JAN 14 2 55 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 801883