File Box 3

FORM No. WD-1

BOOK 6389 PAGE 162

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF September, 19 84

Notary Public

MY COMMISSION EXPIRES: 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward E. Walker (NAME)	Mortgage Trust Company (NAME)	72-12
2205 Pinewood Drive (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road, Suite 100 (STREET ADDRESS)	89
Nashville, Tennessee 37216 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	15DZ-55540

FOR AND 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, Thomas E. Donaldson and wife, Gail Jean Donaldson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward E. Walker and wife, Sharon Jean Walker

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. 61 on the Plan of Dalewood, Section I, of record in Plat Book 1424, pge 108, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Thomas E. Donaldson, unmarried, by deed from William Harold Buckley and wife, Helen M. Buckley, of record in Book 5298, page 231, Register's Office for said County.

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

THIS conveyance is subject to a Deed of Trust executed by Thomas E. Donaldson to Trustee for Rainier Financial Services, dated June 9, 1978, with a present unpaid principal balance of $28,373.66, of record in Book 5298, page 233, which the Grantees herein hereby assume and agree to pay. The escrow account in connection wit said loan is hereby transferred to the Grantees.

This is unimproved ( ) improved (XX) property, known as 2205 Pinewood Drive, (House Number) (Street) Nashville, Tennessee (P.O. Address) (City or Town) 37216 (Postal Zip)

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 heir 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 covey 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 hand s this 21st day of September, 1984

Gail Jean Donaldson

Thomas E. Donaldson

3059

BOOK 6389 PAGE 163

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 Thomas E. Donaldson and wife, Gail Jean Donaldson

the 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 Nashville, Tennessee, this 21st day of September, 19 84.

Commission expires 2-21-87

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Thomas E. Donaldson
Gail Jean Donaldson

TO

Edward E. Walker
Sharon Jean Walker

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

152086

IDENTIF. REFERENCE

SEP 26 8 32 AM '84

FEES, TAXES AND REGISTRY
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6389 PAGE 164

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
			44500.00-	CAMT.
			115.70	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	122.20-
		3359A	09/26/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 2 0 8 6

IDENTIF. REFERENCE

SEP 26 8 32 AM '84

FELIX Z. WILSON JT. REGISTER
DAVIDSON COUNTY, TN

No. 0071805