WARRANTY DEED

BOOK 6457 PAGE 380

STATE OF TENNESSEE }
COUNTY OF WILSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,861.82

Ellen E. Walsh
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4-21-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBINSON & GWIN, ATTORNEYS, 225 Lebanon Rd., Mt. Juliet, TN 37122
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean E. Walsh et ux (NAME)	Homestead Savings (NAME)	Map 108-4
3108 Noble Valley Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 6008 (STREET ADDRESS)	Parcel 69
Nashville, TN (CITY) (STATE) (P.O. ZIP)	Millbrae, CA 94030 (CITY) (STATE) (ZIP)	3D-85917

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, KEVIN A. HENDERSON and wife, KATHY G. HENDERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SEAN E. WALSH and wife, ELLEN E. WALSH

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:

Land lying in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 153 on the plan of Larchwood Subdivision, Section 2, as of record in Book 5200, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kevin A. Henderson and wife, Kathy G. Henderson by virtue of a deed from Frank C. Batson and wife, Judy W. Batson as of record in Book 5687, page 988, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Western Pacific Financial Corporation, of record in Book 5687, page 991, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantees, as is the hazard insurance.

unimproved ( )
This is improved (X) property, known as 3108 Noble Valley Drive, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (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 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 21st day of December, 19 84

Kevin A. Henderson
KEVIN A. HENDERSON

Kathy G. Henderson
KATHY G. HENDERSON

OFFICIAL RECEIPT

BOOK 6457 PAGE 381

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Kevin A. Henderson and wife, Kathy G. Henderson

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 Mt. Juliet, TN this 21st day of December, 1984

Commission Expires 4-21-85

Notary Public

STATE OF
County

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 {his oath / their several oaths} acknowledged {himself / themselves} to be the and respectively of the the within named bargainor, a corporation, and that {he / they} as such and , being authorized so to do, executed the foregoing instrument for the purpose 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

1725.35

IDENTIF. REFERENCE

DEC 28 1 53 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

331

12/26 83.04 - CHECK

WARRANTY DEED

FROM
KEVIN A. HENDERSON et ux

TO
SEAN E. WALSH et ux

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Service

Compliments of
Title Associates, Inc.

REPRESENTING
U.S.LIFE TITLE INSURANCE
Company of New York

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

RECEIVED OF _____

FOR _____

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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

67861.82- CAMT.
176.54 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 183.04-
B331A12/26/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 7 2 5 3 5

IDENTIF. REFERENCE

DEC 26 1 53 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96081