THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157 Box 8/jeb

ADDRESS NEW OWNER:
John Knox Walkup
203 Lauderdale Road
Nashville, TN 37205

SEND TAX BILLS TO:
Leader Federal Savings & Loan Association
158 Madison Avenue
Memphis, Tennessee 38103

MAP-PARCEL NUMBERS:
103-12-66
26W-03930

WARRANTY DEED

BOOK 6614 PAGE 625

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard A. Clanton and wife, Maryruth C. Clanton hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John Knox Walkup and wife, Elizabeth Stone Walkup hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 2, Block I, on the plan of Cherokee Park, Second Section, of record in Book 547, pages 175 and 176, Register's Office for said County.

SAID Lot No. 2 fronts 60 feet on the southwesterly margin of Lauderdale Road and extends back 145.85 feet on the southeasterly line and 139.22 feet on the northwesterly line to a dead line in the rear, measuring 62 feet thereon.

BEING the same property conveyed to Richard A. Clanton and wife, Maryruth C. Clanton by deed from Joseph T. Hester and wife, Marjorie F. Hester, of record in Book 4616, page 434, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

J 2 3 5 9 3
IDENTIF. REFERENCE
JUL 25 12 34 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 203 Lauderdale Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 23rd day of July, 1985

Maryruth C. Clanton
Maryruth C. Clanton

Richard A. Clanton
Richard A. Clanton

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of July, 1985, before me personally appeared Richard A. Clanton and wife, Maryruth C. Clanton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: Nov 4, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6514 PAGE 626

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 117,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 23rd day of July, 1985.

My Commission Expires: Nov 4, 1987

_____
Notary Public

WARRANTY DEED

from:
Richard A. Clanton and wife,
Marynuth C. Clanton

to:
John Knox Walkup and wife,
Elizabeth Stone Walkup

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-2340

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6614 PAGE 627

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

117500.00- CONT.
385.50 CONTAX
.50
6.00
312.00-
1321A07/25/85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 3 5 9 3

IDENTIF. REFERENCE T

JUL 25 12 34 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 157437