This instrument was prepared by:
ROBERT L. ENGLISH
Attorney at Law
Springfield, Tennessee

Send tax bills to:

Philip Mark Walker
2605 Bluefield Ave.
Nashville, TN 37214

Map 95-4
PAR 213 bW

WARRANTY DEED

BOOK 6691 PAGE 771

THIS DEED OF CONVEYANCE, executed and delivered by GEORGE W. BOSTICK and wife, REBECCA J. BOSTICK, hereinafter called the Grantors; to PHILIP MARK WALKER and wife, SUSAN CRAIG WALKER, hereinafter called the Grantees;

WITNESSETH: That for and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, we, the said Grantors, have this day bargained and sold and do hereby sell, transfer and convey unto the said Grantees, survivor and assigns, the following described real property, to-wit:

> Land in Davidson County, Tennessee, Being the Westerly part of Lot 25 on the Plan of Bluefields, Bransford Realty Company's Subdivision of Sam P. Sweeney's Farm in the 3rd Civil District of said County of record in Plat Book 843, page 16, Register's Office for said County.
>
> Said part of Lot No. 25 fronts 133 feet on the Southerly margin of Bluefield Avenue and extends back 324.7 feet on the Northwesterly line and 356 feet, more or less, on the Southeasterly line to the Northeasterly line of Lot No. 35 and measures 100 feet thereon.
>
> AND BEING the same property conveyed to George W. Bostick and wife, Rebecca J. Bostick by deed from D. E. Jackson and wife, Nellie Jackson, of record in Book 1970, page 22, Register's Office for said County.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns. The said Grantors covenant with the said Grantees, survivor and assigns: 1) That they are lawfully seized in fee of said land; 2) That they have a good and perfect right to make this conveyance; 3) That said

land is unencumbered; and 4) That they will warrant and defend the title in and to said land against the lawful claims and demands of all persons, whomsoever.

POSSESSION shall be given with delivery of deed.

TAXES for the year 1985 shall be pro-rated to date of deed.

DATED this 17 day of October, 1985 at Nashville, Tennessee.

George W. Bostick
GEORGE W. BOSTICK

Rebecca J. Bostick
REBECCA J. BOSTICK

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 GEORGE W. BOSTICK and wife, REBECCA J. BOSTICK, bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes contained therein. BOOK 6691 PAGE 773

Witness my hand and seal of office this 17 day of October, 1985 at Nashville, Tennessee.

My commission expires: 10-12-88.

Daryle Walker
NOTARY PUBLIC

* * * * * *

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property or interest in property transferred, whichever is greater, is $ 102,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Philip Mark Walker
AFFIANT

Subscribed and sworn to before me, this 17 of October, 1985

Daryle Walker
~~REGISTER~~ or NOTARY PUBLIC

My commission expires: 10-12-88.

47445

IDENTIFICATION REFERENCE

Oct 24 3 39 PM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6691 PAGE 774

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

10208[illegible].00- CA'T,
265.20 CSTAX
.50 PRFE
9.00 MSC'L
CHECK 274.70-
0061A10/24/85 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47445

IDENTIFICATION REFERENCE

Oct 24 3 39 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 185447