box 8/gb

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

ADDRESS NEW OWNER:
Wade Walker
442 Wingrove Avenue
Nashville, TN 37203

SEND TAX BILLS TO:
Atlantic Coast Mortgage
Company
3975 University Drive
Fairfax, VA 22030

MAP-PARCEL NUMBERS:
MAP 105-11
PARCEL 39
6DA-18845

BOOK 6749 PAGE 92

WARRANTY DEED

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, J. W. Bennett, Sr., and wife Janice M. Bennett hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Wade Walker and Herman Lee Walker, both unmarried, 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 part of Block "C" on the Plan of the partition of the Mary E. Hamilton Lands, Plat Book 2, page 94, Chancery Court at Nashville and being Lot No. 13 on the unrecorded plan of Book "C" and parts of Block "A" and Block "B" of the Mary E. Hamilton Lands, Register's Office Davidson County, Tennessee.

SAID property fronts 61.2 feet on the northerly margin of Wingrove Avenue and extends back 150.5 feet on the westerly line and 150.4 feet on the easterly line to a dead line in the rear, measuring 55.2 feet thereon.

BEING the same property conveyed to J. W. Bennett, Sr., unmarried, by deed from James A. Graham and wife, Mary Jane High of record in Book 5980, page 534, 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.

6 4 7 2 5

IDENTIFICATION REFERENCE

DEC 30 1 59 PM '85

FELIX Z. WILSON, CLERK & MASTER
DAVIDSON COUNTY, TENN.

This is (un)improved property, known as 442 Wingrove Avenue, Nashville, TN 37203.

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 27th day of December, 19 85.

Janice M. Bennett

J. W. Bennett, Sr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of December, 19 85, before me personally appeared J. W. Bennett, Sr., and wife Janice M. Bennett, 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.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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___.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 39,000.00.

Wade Walker
Affiant

Subscribed and sworn to before me, this the 27th day of December, 1985.

_____
Notary Public

My Commission Expires: 10-24-88

WARRANTY DEED

from:
J. W. Bennett, Sr., and wife Janice M. Bennett

to:
Wade Walker and Herman Lee Walker, both unmarried,

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

TN-2494

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

RECEIVED OF _____

FOR _____

BOOK 6749 PAGE 94

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

390.00 CERT.
101.40 CSTFX
.50 PRFEE
6.00 MOTX
CHECK 107.90
0956A12/30/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64725

IDENTIFICATION REFERENCE

Dec 30 1 59 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 205828