This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
G 251078 FILE BOX #35

WARRANTY DEED

BOOK 6856 PAGE 40

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Winston Walker (NAME)	Commerce Union Bank - Mtg Adm Dept (NAME)	
4021 Meadow Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	MAP 59-9
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	PARCEL 30

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- 10.00 ---------- *Dollars,*

cash in hand paid by Winston Walker and wife, Joan M. Walker and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Winston Walker and wife, Joan M. Walker have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $16,900.00 secured by deed of trust of record in Book 4364, page 714, Register's Office for Davidson, Tennessee.

Ronald H. Upton, and wife, Almeda Upton

have this day bargained and sold, and do hereby transfer and convey unto the said Winston Walker, and wife, Joan M. Walker

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Haynes Estates, Section 2, as of record in Book 4175, page 13, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Meadow Hill Drive at the common dividing line between Lots 122 and 123 on said Plan; thence westerly along said dividing line 129.51 feet to a point; thence northerly 98.12 feet to a point in the southerly margin of an unnamed street; thence easterly along the southerly margin of said unnamed street 97.48 feet to the beginning of a curve; thence around said curve, a distance of 30.64 feet to a point in the westerly margin of Meadow Hill Drive; thence 64.56 feet to the point of beginning.

Being the same property conveyed to Ronald H. Upton and wife, Almeda Upton, by deed from John B. Linton and wife, Barbara M. Linton of record in Book 4649, page 526, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 56,500.00

Subscribed and sworn to before me this the 8th *day of* May *19* 86

Affiant

My commission expires: 11-12-89 *(Affix Seal)*

Notary Public

unimproved ( )
This is improved ( ) property, known as 4021 Meadow Hill Drive, Nashville, Tennessee 37218
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 8th *day of* May *19* 86*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ronald H. Upton

Ronald H. Upton

Almeda Upton

Almeda Upton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Ronald H. Upton, and wife, Almeda Upton

the within named bargainor, S, *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 therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 8th *day of* May, *19* 86.

Karen E. Adams
Notary Public

Commission expires 11-12-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

WARRANTY DEED

FROM

Ronald H. Upton etux

TO

Winston Walker etux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN
'86 MAY 14 8 36 AM

TRENTIFJREFERENCE

00518

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

56500.00- CAMT.
146.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 153.40-
3726A05/14/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 0 5 1 8

IDENTIFI REFERENCE

MAY 14 8 37 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 247556