file box 8/jcb

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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Ronnie L. Walker 7301 Cavalier Road Nashville, TN 37221	Third National Mortgage Co. P.O. Box 2628 Nashville, TN 37219	MAP 142-3 PARCEL 45 9D-05060

WARRANTY DEED BOOK 6872 PAGE 34

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, Donald F. Robertson and wife, Moneda M. Robertson hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ronnie L. Walker and wife, Janice Marie Walker 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. 383 on the plan of Walnut Hill Manor, Section I, of record in Book 4460, page 108, Register's Office for said County.

SAID Lot No. 383 fronts 86 feet on the southerly margin of Cavalier Road and extends back 157.4 feet on the easterly line and 147.6 feet on the westerly line to a dead line in the rear, measuring 86.54 feet thereon.

BEING the same property conveyed to Donald F. Robertson and wife, Moneda M. Robertson by deed from Robert L. Dalton and wife, Judy O. Dalton, of record in Book 5540, page 916, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4643, page 946, Book 5057, page 885 and Book 5440, page 138, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Third National Mortgage Company, of record in Book 5225, page 926, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (un)improved property, known as 7301 Cavalier Road, Nashville, TN 37221.

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 29th day of May, 19 86.

Moneda M. Robertson
Moneda M. Robertson

Donald F. Robertson
Donald F. Robertson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of May, 19 86, before me personally appeared Donald F. Robertson and wife, Moneda M. Robertson, 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 he executed the same as their free act and deed.

My Commission Expires: 11-12-89

Jill C. Buchanan
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 117,746.89.

_____
Affiant

Subscribed and sworn to before me, this the 29th day of May 19 86.

My Commission Expires: 11-12-89

_____
Notary Public

WARRANTY DEED

from:
Donald F. Robertson and wife,
Moneda M. Robertson

to:
Ronnie L. Walker and wife, Janice
Marie Walker

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 30 | 37 PM '86

IDENTIFI REFERENCE

O. S. 6 6 1

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

TN-25167

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6872 PAGE 36

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

117546.89- CONT
306.02 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 312.52-
9795A05/30/86 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05 6 1

IDENTIFICATION REFERENCE

MAY 30 1 37 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253494