WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $10,500.00.

Samuel Walton
Affiant

SWORN to and subscribed before me on this the 28 day of May, 1986.

Curtis M. Lincoln
NOTARY PUBLIC

My Commission Expires: 8-12-87

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr. Samuel Walton	Same	10D21592
105 Diddle Drive		
Hendersonville, TN 37075		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **PHIL FITZGERALD and wife, SARAH F. FITZGERALD,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **SAMUEL WALTON,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the 10th Civil District of Davidson County, Tennessee, being Lot No. 9 on the Plan of Grizzard Manor, Section I, as of record in Book 4300, Page 189, Register's Office of Davidson County, Tennessee.

BEGINNING at a point in the southeasterly corner of Lot No. 8, running thence with the easterly line of said Lot No. 8, 285 feet to a concrete monument; thence North 70 deg. 19 min. East 135.7 feet to the corner of H. A. Gentry; thence with H. A. Gentry's line South 3 deg. 58 min. East 237.10 feet to concrete monument in the northeasterly corner of Charles E. Cooper; thence South 70 deg. 17 min. West 267.10 feet to the northerly margin of a 5-foot strip dedicated for widening Dickerson Road; thence with the northerly line of said 5-foot dedicated strip, North 53 deg. 44 min. West 83.0 feet to the beginning.

BEING the same property conveyed to PHIL FITZGERALD and wife, SARAH F. FITZGERALD by Installment Deed from ROBERT R. POE and wife, SARA F. POE of record in Book 6311, Page 920, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot No. 9, Grizzard Manor, Davidson County, TN..

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns, forever; and we do covenant with the said **GRANTEES** that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 28 day of May, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Phil Fitzgerald
PHIL FITZGERALD

Sarah F. Fitzgerald
SARAH F. FITZGERALD

STATE OF TENNESSEE
COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, PHIL FITZGERALD and wife, SARAH F. FITZGERALD, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 28 day of May, 1986.

Carter M. Lincoln
NOTARY PUBLIC

My Commission Expires: 8-12-89

14515

IDENTIFICATION REFERENCE

JUN 26 9 46 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

$.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6898 PAGE 435

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

105[illegible] .[illegible]0- CANT.
27.50 CSTAX
.50 [illegible]
6.00 [illegible]
CHECK 3[illegible].00-
224A06/26/[illegible] BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 45 I 3

IDENTIFICATION/REFERENCE

JUN 26 9 46 AM '86

[illegible] REGISTER
DAVIDSON COUNTY, TN

No. 263700