RETURN TO: Feller Brown Realty & Auction, P.O. Box 761, Madison, TN 37116-0761

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 7101 PAGE 843

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Charles E. Walker 601 Hidden Acres Madison, TN 37115	SAME AS NEW OWNER MORTGAGEE: UNKNOWN	Map 52-1 Parcel 163 11D-42700

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, WILLIAM EDGAR MERRITT and wife, LATHEA JANE MERRITT, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said CHARLES E. WALKER and wife, DEBORAH L. WALKER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, being a portion of the whole parcel of Lot No. 25 on the Plan of the Subdivision of B. H. and Margaret Franklin's six acre tract as of record in Book 843, page 78, Register's Office for said County, more fully described as follows:
BEGINNING at an iron pin the northerly margin of Neely's Bend Road, being the southeasterly corner of this tract, running thence with the northerly margin of Neely's Bend Road, North 79 deg. 20 min. West 65 feet to a point; thence North 15 deg. 30 min. East 141.7 feet to an iron pin; thence North 53 deg. 30 min. East 100 feet to an iron pin; thence South 51 deg. 58 min. East 54 feet to an iron pin; thence South 29 deg. 9 min. West 200 feet to the point of beginning, according to a survey by John Kohl, dated July 8, 1980.
Being the same property conveyed to William Edgar Merritt and wife, Lathea Jane Merritt, by deed from James E. Ward and wife, Pamela K. Ward, of record in Book 5630, page 102, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And We, the GRANTORS, 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 warrant that the same is unencumbered, except (1) 1986 State & County taxes, prorated

between the parties and assumed in full by Grantees; and (2) The Plan of record in Book 843, page 78, Register's Office, Davidson County, Tennessee.

And We, the GRANTORS, 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.

WITNESS our hands on this the 6th day of ~~November~~ Jan. 87.

81900

IDENTIFICATION REFERENCE

JAN 9 8 54 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

William Edgar Merritt
WILLIAM EDGAR MERRITT

Lathea Jane Merritt
LATHEA JANE MERRITT

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 WILLIAM EDGAR MERRITT and wife, LATHEA JANE MERRITT, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 6th day of ~~November~~ Jan., 87.

Myers E. Brown
NOTARY PUBLIC

My Commission Expires: 4-17-88

MYERS E. BROWN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $34,000.00.

Affiant

Sworn to and subscribed before me, this the 6th day of ~~November~~ Jan., 1987.

Myers E. Brown
NOTARY PUBLIC

My Commission Expires: 4-17-88

MYERS E. BROWN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

RECEIVED OF _____

FOR _____

BOOK 7101 PAGE 845

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81900

IDENTIFICATION REFERENCE

JAN 9 8 54 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32707