ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
JAMES A. WALKER	SOVRAN MORTGAGE CORPORATION	11D 31642
(NAME)	(NAME)	
1145 Apple Valley Road	201 East Cary Street	33-16-126
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Richmond, VA 23231-3736	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

free 47

WARRANTY DEED BOOK 7615 PAGE 824

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, WILLIE E. GANN, Unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES A. WALKER, Unmarried

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Primrose Meadows, Section 2, and being more particularly described as "EXHIBIT A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS FULLY AS IF COPIED HERETO VERBATIM.

54924

IDENTIFICATION REFERENCE

AUG 2 12 27 PM '88

KEITH J. WILSON III REGISTER DAVIDSON COUNTY, TN

2738 08/02 0101 03CHECK 256.67

unimproved ( )
This is improved (xx) property, known as 1145 Apple Valley Road (House Number) (Street)
Madison, TN 37115
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said trade or parcel of land, with the appurtenances, estate, 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.

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 29th day of July, 1988.

Willie E. Gann
Willie E. Gann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7615 PAGE 825

Personally appeared before me the undersigned, a Notary Public in and for said County and State Willie E. Gann, unmarried,

the within named bargainor _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Madison, Tennessee, this 28th day of July, 19 88.

Notary Public

Commission expires 5-20-92

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 seat, at office in _____ this _____ day of _____, 19 ___.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 74,900.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

James A. Walker

Sworn to and subscribed before me this 28th day of July, 19 88

My commission expires 5-20-92 Notary Public

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM

WILLIE E. GANN

TO

JAMES A. WALKER

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

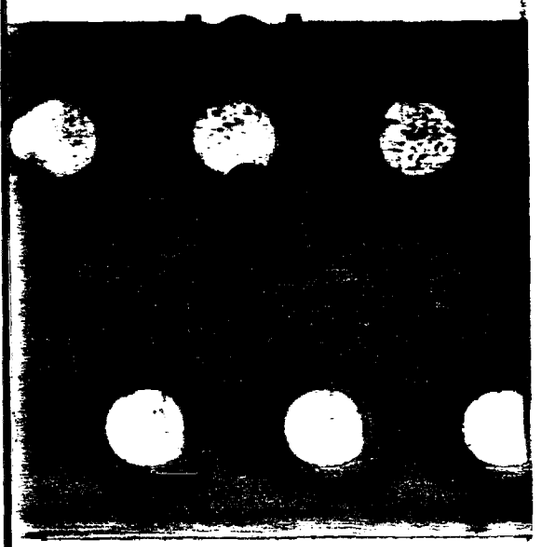
AREA CODE 615
TELEPHONE 865-4750

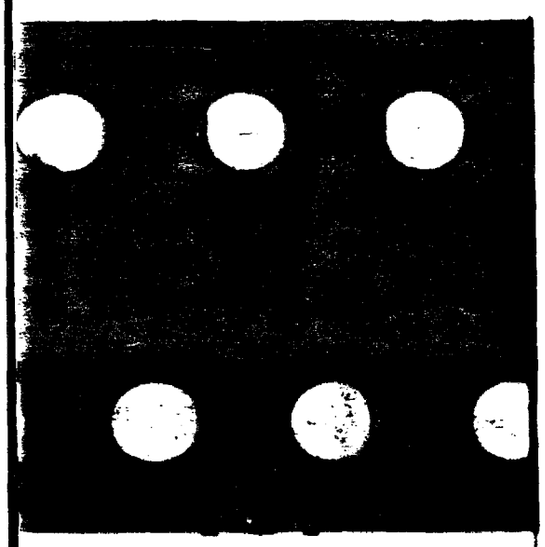
EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Primrose Meadows, Section 2, as of record in Book 4860, page 105, Register's Office for said County, described as follows:

Beginning at a concrete monument in the northerly right-of-way (30 feet from the centerline) of Apple Valley Road; said monument being South 60° 07' 00" W. 25.00 feet along said right-of-way from its intersection with the westerly right-of-way (25 feet from the centerline) of Slayton Drive ; thence with said northerly right-of-way of Apple Valley Road, South 60° 07' 00" W. 90.00 feet to an iron pin; thence leaving said right-of-way, with the easterly boundary line of Lot No. 125 of said Section 2, North 29° 53' 00" West 130.0 feet to a concrete monument; thence with the southerly boundary line of Lot No. 127 of said Section 2, North 60° 07' 00" East 115.0 feet to an iron pin in said westerly right-of-way of Slayton Drive; thence with said westerly right-of-way, South 29° 53' 00" East 105.00 feet to a concrete monument at the beginning of a turn-in curve to said northerly right-of-way of Apple Valley Road, concave to the west and having a radius of 25.00 feet; thence with said turn-in curve an arc distance of 39.27 feet through a central angle of 90° 00' 00" to the beginning.

Being the same property conveyed to Willie E. Gann and wife, Mary A. Gann, by deed from Gary M. Crecelius and wife, Debroah M. Crecelius, of record in Book 6312, page 451, said Register's Office. By Quitclaim Deed of record in Book 7008, page 513, said Register's Office, the said Mary A. Gann conveyed her right, title and interest in subject property to Willie E. Gann pursuant to Final Decree of Divorce of said Willie E. Gann and wife, Mary A. Gann, of record in the Circuit Court Clerk's Office for Davidson County, under docket number 85D-429.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7615 PAGE 827

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 74900.00
				CON TX 247.17
				PRFEE 0.50
				WDEED 9.00
				TOTAL 256.67
				CHECK 256.67
08/02/88	01			12:31 0001 2738

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54924

IDENTIFICATION REFERENCE

AUG 2 12 27 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 119339