Map. 124
Par. 56.00

Name and Address of
New Owners:

Robert A. Walker
6151 S. Mt. Juliet Rd
Hermitage, Tn 37076

Send Tax Notices To:

BancBoston Mortgage Corp.
P.O. Box 44090
Jacksonville, Fl 32231

This Instrument Prepared By:
B. JO ATWOOD, Attorney at Law
208 West Main Street
Murfreesboro, Tennessee

FEB 24 11 31 AM '98
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

RECEIVED

IDENTIFICATION REFERENCE

1126.9.

WARRANTY DEED BOOK 7779 PAGE 19

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, and the assumption and agreement to pay by the grantees hereof that certain indebtedness owing to Morgage Corporation of the South, and secured by a deed of trust of record in Book 7119, page 965, of the Register's Office of Davidson County, Tennessee, and having been assigned to BancBoston Mortgage Corporation, we, the undersigned, STEWART A. MORROW and KANDIE J. MORROW HINES, have bargained and sold and do hereby transfer and convey unto ROBERT A. WALKER and wife, GLENDA K. WALKER, their heirs and assigns, forever, that certain tract or parcel of real estate situated and located in the 4th Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Land in the 4th Civil District of Davidson County, Tennessee, according to a survey made by Joe Charles Wilson, Tennessee Licensed Surveyor No. 654, and as drawn by T & H Land Surveyors, and described as follows:
>
> Beginning at a point in the westerly margin of South Mt. Juliet Road, said beginning point being 450 feet generally South as measured along South Mt. Juliet Road from the southeast corner of property conveyed to Co-Op Properties, Inc., in Deed Book 365, page 314, Register's Office for Wilson County, Tennessee; thence with the westerly margin of South Mt. Juliet Road South 3 deg. 08 min. West 200 feet to a point; thence leaving South Mt. Juliet Road 83 deg. 05 min. West 1,114.37 feet to a point; thence North 4 deg. 19 min. East 200 feet to a point; thence North 83 deg. 03 min. East 1,110.31 feet to the point of beginning, containing 5.03 acres.
>
> Being the same property conveyed to Stewart A. Morrow and wife, Kandie J. Morrow, by deed of record in Book 7119, page 962, of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good and lawful right to convey the same and that it is unencumbered except as hereinabove set forth, and except by lien of the 1989 property taxes, with shall be prorated between the parties, and paid by the grantees.

Grantors transfer to grantees herein all their interest in the escrow account for loan account number 211840-2 U with BancBoston Mortgage Corporation.

We further covenant and bind ourselves, our heirs and assigns, forever, to warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, on this the 15th of February, 1989.

RECORDING FEE _____
STATE TAX _____
REGISTER'S FEE _____
TOTAL PAID _____
RECEIPT NO. _____

Stewart A Morrow
STEWART A. MORROW

Kandie J Morrow Hines
KANDIE J. MORROW HINES

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me STEWART A. MORROW and KANDIE J. MORROW HINES, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this the 15th day of February 1989.

NOTARY PUBLIC

My Commission Expires: 7/29/91

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 96820.44, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Glenda K. Walker
AFFIANT

Sworn to and subscribed before me this 18th day of February 1989.

NOTARY PUBLIC

My Commission Expires: 7/29/91

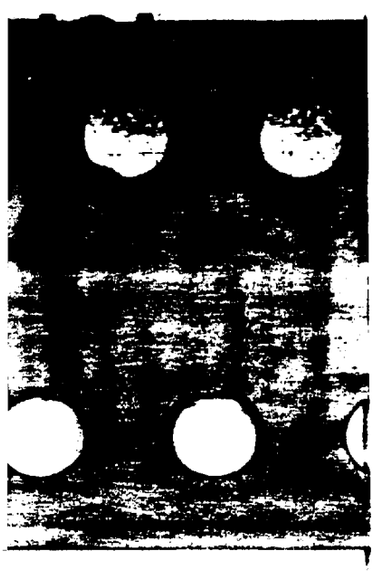
9956 02/24 0101 03CHEC

I, Homer Jones, Register of Rutherford County, do certify that the foregoing instrument is registered in said office in book ____ page ____ that it was received ____ 19__ at ____ o'clock ____ m and entered in notebook ____ page 213 Homer Jones, Reg. ____ Deputy

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 7779 PAGE 21

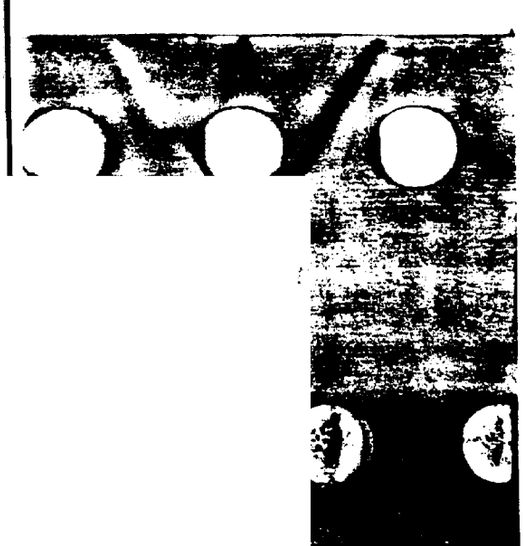
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	96820.44
CON TX	319.44
PRFEE	0.50
WDEED	6.00
TOTAL	325.94
CHECK	325.94

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/24/89 01 11:33 0001 9956



11269

IDENTIFICATION REFERENCE

Feb 24 11 33 '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184388