00259515
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald Lee Walker (NAME)	Empire of America Realty (NAME)	MAP 61-2
721 Stanvid Drive (STREET ADDRESS OR ROUTE NUMBER)	100 Seneca Street (STREET ADDRESS)	PARCEL 105
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Buffalo, NY 14203 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------$10.00---------- *Dollars,*

Cash in hand paid by Ronald Lee Walker and Barbara Ann Walker and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

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William Miller Watts and wife, Elsie Louise Watts

Ronald Lee Walker, unmarried, and

have this day bargained and sold, and do hereby transfer and convey unto the said Barbara Ann Walker, unmarried, as tenants in common

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Gra-Mar Acres, Section Six, of record in Book 2331, page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 167 fronts 90.0 feet on the northerly margin of Stanvid Drive and extends back 190.0 feet on the easterly line and 260.6 feet on the westerly line to a dead line in the rear, measuring 112.0 feet thereon.

Being the same property conveyed to William Miller Watts by deed from Larry A. Patterson and wife, Mary B. Patterson, of record in Book 4960, page 542, Register's Office of Davidson County, Tennessee.

36443

RECEIVED FOR RECORD
May 26 1 46 PM '89
REGISTER'S OFFICE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 62,000.00

Subscribed and sworn to before me this the 25th *day of* May *19* 89

Affiant Barbara Ann Walker

My commission expires: 1-23-93 *(Affix Seal)*

Notary Public Cynthia O Dell

NOTARY PUBLIC

unimproved ( )
This is improved ( ) property, known as 721 Stanvid Drive, Nashville, TN 37216
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 25th *day of* May *19* 89, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William Miller Watts
William Miller Watts

Elsie Louise Watts
Elsie Louise Watts

COUNTY OF DAVIDSON

Personally appeared before me the undersigned *a Notary Public in and for said County and State* William Miller Watts and wife, Elsie Louise Watts

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

Witness my hand and official seal at Nashville *Tennessee, this* 25th *day of* May *19* 89

Cynthia O'Dell *Notary Public*

Commission expires 1-23-93

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 seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

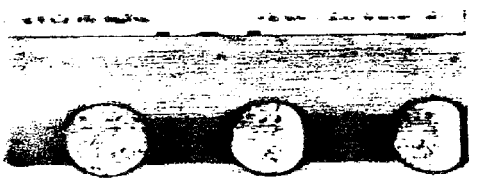
WARRANTY DEED

FROM

TO

211 03/62 05/26 0101 02CHECK

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4601
NASHVILLE, TENNESSEE 37238



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 62000.00
CON TX 204.60
PRFEE 0.50
WDEED 6.00
TOTAL ~~211.10~~
CHECK ~~211.10~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/26/89 01 13:47 0001 0362



36443

MAY 26 1 47 PM '89

No. 213739