THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Edward G. Walker, III 401 Bowling Ave., #11 Nashville, TN 37205	SAME	103-13-0-A 12.00 CO 7DA 71721

CORRECTED **WARRANTY DEED** BOOK 7860 PAGE 227

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARY W. FALKER, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EDWARD G. WALKER, III, and NANCY WALKER STANBERRY, as joint tenants with rights of survivorship hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Building Site No. 12, Unit No. 11, Site Plan, Section One, Richmeade Place, of record in Book 4860, page 44, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Mary M. Falker, an unmarried person, by deed from Susan B. Spence, an unmarried person, of record in Book 7391, page 123, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth of record in Book 4941, page 637, Book 5019, page 946, Book 5036, page 338, Book 5039, page 256, Book 5094, page 473, and Book 5213, page 945, all in said Register's Office, and to the matters set forth in the above referenced plan of record.

Mary M. Falker and the undersigned, Mary W. Falker, are one and the same person.

This deed is being recorded to correct the "condominium references" in the deed of record in Book 7848, page 114, Register's Office for Davidson County, Tennessee.

This is (~~NOT~~) improved property, known as 401 Bowling Avenue #11, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 7th day of June, 19 89.

Mary W. Falker
Mary W. Falker

STATE OF TENNESSEE
COUNTY OF Davidson

On this 7th day of June, 19 89, before me personally appeared Mary W. Falker, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Jill C. Buchanan
Notary Public

My Commission Expires: 11/12/89

COUNTY OF _____

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

BOOK 7860 PAGE 228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

_____
Affiant

Subscribed and sworn to before me, this the 7th day of June, 19 89.

My Commission Expires: 11/12/89

_____
Notary Public

NOTARY PUBLIC AT LARGE

39526

IDENTIFICATION

JUN 8 9 34 AM '89

FILED & WILSON CT. REGISTER
DAVIDSON COUNTY, TN

3014 06/08 0101 03CHECK 6.00

WARRANTY DEED

from:

MARY W. FALKER

to:

EDWARD G. WALKER, III, AND
NANCY WALKER STANBERRY

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 28422