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4561U

Jun 30 8 47 AM '89

THIS INSTRUMENT PREPARED BY: Daniel P. Niznik, Attorney
Madison Title Company
P. O. Box 1368
Madison, Tennessee 37116

mail

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL
Aaron T. Walker, etal 804 Curtis Drive Nashville, TN 37207	SAME AS NEW OWNERS	0426 01 2 130

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain note and deed of trust dated June 4, 1986, executed by Harold Ray Shankle and wife, Lori Lee Shankle payable to the order of Annie Mai Leeman Tarpley, Lillian Novella Leeman Gregory, Ella Belle Leeman Arrowood and John Thomas Leeman in the original principal amount of $33,920.00, of record in Book 6882, page 193, Register's Office, Davidson County, Tennessee, to which the Grantees herein agree to assume in full and hold Grantors harmless from same, WE, HAROLD RAY SHANKLE and wife, LORI LEE SHANKLE, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said AARON T. WALKER and DALE M. GARRETT, hereafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Division of Harold Shankle Property, of record in Plat Book 6200, page 686, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of the metes and bounds of said lot. Being property conveyed to Harold Ray Shankle and wife, Lori Lee Shankle, by deed from Annie Mai Leeman Tarpley, etal, of record in Book 6882, page 188, Register's Office, Davidson County, Tennessee, AND by quitclaim deed from J. Harold Shankle and wife, Bobbie Shankle, being filed for record simultaneously herewith.

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. 1988 State & County taxes, paid in full by Grantors, and 1989 State and County taxes prorated between the parties and assumed in full by Grantees.

2. Easement for right of way for public road granted to Davidson County, Tennessee, of record in Book 1634, page 623, said Register's Office, if applicable.

3. Letter from Metropolitan Government of Nashville and Davidson County of record in book 4797, page 445, said Register's Office, if applicable.

4. Easement for right of way to Southern Bell telephone and Telegraph Co. of record in Book 1118, page 463, said register's Office, if applicable.

5. Access easement for use and benefit of Lots 1 thru 4 Bakers Fork Estates, of record in book 7683, page 959, said Register's Office.

6. The Plan of record in Book 6200, page 686, said Register's Office.

7. Property is described as being a special flood hazard zone.

8. Property to be used for single family dwelling only.

9. Restrictions of record in Book 6882, page 161, said Register's Office, as follows, to wit:

   1. The property shall be used for residential purposes only.

   2. Any dwelling house constructed upon the property shall contain a minimum of One Thousand Six Hundred (1,600) square feet of living area on the main floor, excluding garages, carports, breezeways and connected buildings.

   3. All utility buildings, barns or other appurtenant structures constructed on the property shall be stained or painted.

   4. No swine or poultry shall be permitted on the said property.

   5. No junk vehicles or inoperable vehicles shall be permitted on the said property.

   6. No mobile home or trailer shall be permitted on the property hereinabove described.

   7. No dirt, top-soil or sub-soil shall be removed from the said property.

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 28 day of JUNE, 1989.

"GRANTORS"

HAROLD RAY SHANKLE

LORI LEE SHANKLE

"GRANTEES"

AARON T. WALKER

DALE M. GARRETT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAROLD RAY SHANKLE and wife, LORI LEE SHANKLE, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 27th day of June, 1989.

NOTARY PUBLIC

My Commission Expires: 12-15-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AARON T. WALKER, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 28th day of June, 1989.

NOTARY PUBLIC

My Commission Expires: 12-15-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DALE M. GARRETT, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 28th day of June, 1989.

NOTARY PUBLIC

My Commission Expires: 12-15-91

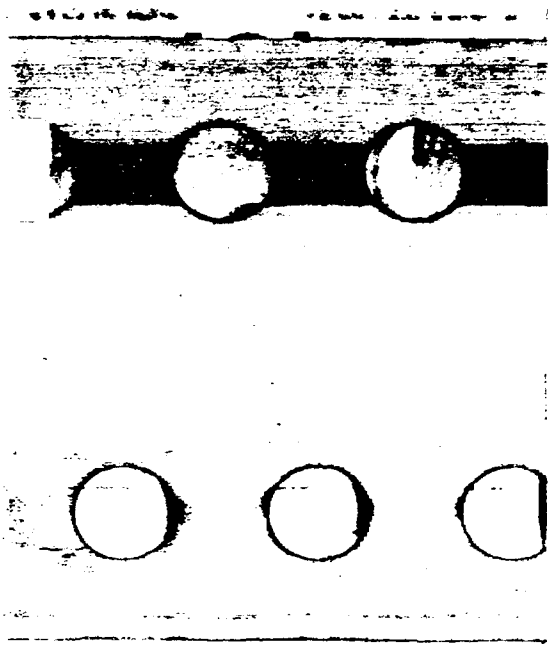
The actual consideration or value, whichever is greater, for this transfer is $67,000.00.

AFFIANT

Sworn to and subscribed before me, this the 28th day of June, 1989.

NOTARY PUBLIC

My Commission Expires: 12-15-91



OFFICIAL RECEIPT

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

RECEIVED OF _____

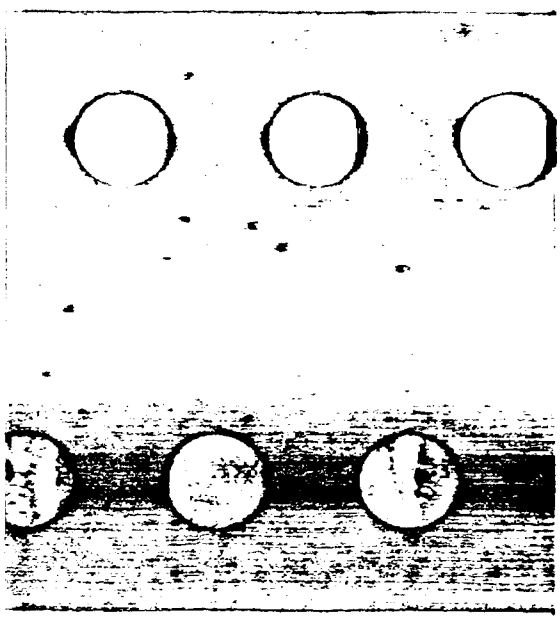
FOR _____

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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 67000.00
				CON TX 221.10
				PRFEE 0.50
				WDEED 9.00
				TOTAL 230.60
				CHECK 230.60

06/30/89 01 08:49 0001 0428



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45610

IDENTIFICATION

JUN 30 8 47 AM '89

FELIX Z. WILSON, REGISTER

No. 224701