mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 201
Goodlettsville, Tennessee 37072

BOOK 7908 PAGE 368

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP/PARCEL
STEVEN H. WALKER, et ux 7991 Old Springfield Hwy Goodlettsville, Tn. 37072	NEW OWNER	12 130 51549-10D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, including the assumption by the GRANTEE of certain indebtedness owing by the GRANTOR under a note and deed of trust set forth and described in Book 6882, page 193, Register's Office for Davidson County, Tennessee, and assumed by instrument of record in Book 7878, page 125, said Register's Office,which the GRANTEE, by signature hereto, agrees to assume and hold GRANTOR harmless from same, the receipt of which is hereby acknowledged, AARON T. WALKER AND WIFE, ROBIN M. WALKER, AND DALE M. GARRETT AND WIFE, E. MARIE GARRETT, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do hereby transfer and convey unto STEVEN H. WALKER AND WIFE, MELISSA H. WALKER, hereinafter referred to as the "GRANTEE", their heirs, representatives and assigns, that certain tract or parcel of land located in DAVIDSON County, Tennessee, and 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 for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the metes and bounds of said lot.
>
> Being the same property conveyed to Aaron T. Walker and Dale M. Garrett, by deed from Harold Ray Shankle and wife, Lori Lee Shankle, of record in Book 7878, page 125, Register's Office for Davidson County, Tennessee.
>
> Robin M. Walker and E. Marie Garrett join in this conveyance in order to convey any right or rights they may have in subject property, including but not limited to marital rights.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, their heirs, representatives and assigns, forever.

And, GRANTOR does covenant 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 warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1989, State and County, which have

been prorated and assumed by the GRANTEE herein.

2. Restrictive Covenants of record in Book 6882, page 188, said Register's Office.

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

4. A 3x30-foot utility anchor easement located on the northeasterly and southeasterly corners of said lot.

5. Easement for right-of-way granted to Southern Bell Telephone and Telegraph Company, of record in Book 1118, page 463, said Register's Office.

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

7. Access easement for the use and benefit of Lots 1 through 4 Bakers Fork Estates of record in Book 7683, page 959, said Register's Office.

8. Subject to Letter form the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4797, page 445, said Register's Office.

And GRANTOR further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 4th day of AUGUST, 1989.

"GRANTEES"

STEVEN H. WALKER

MELISSA H. WALKER

"GRANTORS"

AARON T. WALKER

ROBIN M. WALKER

DALE M. GARRETT

E. MARIE GARRETT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

3030 08/07 0101 03CHECK 257.50

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AARON T. WALKER AND WIFE, ROBIN M. WALKER AND DALE M. GARRETT AND WIFE, E. MARIE GARRETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 4th day of AUGUST, 1989.

Catherine M. Wood
NOTARY PUBLIC

My Commission Expires: May 13, 1990

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven H. Walker and wife, Melissa H. Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4th day of AUGUST, 1989.

Catherine M. Wood
NOTARY PUBLIC

My Commission Expires: May 13, 1990

* * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Affiant

Sworn to and subscribed before me, this the 4th day of AUGUST, 1989.

Catherine M. Wood
NOTARY PUBLIC

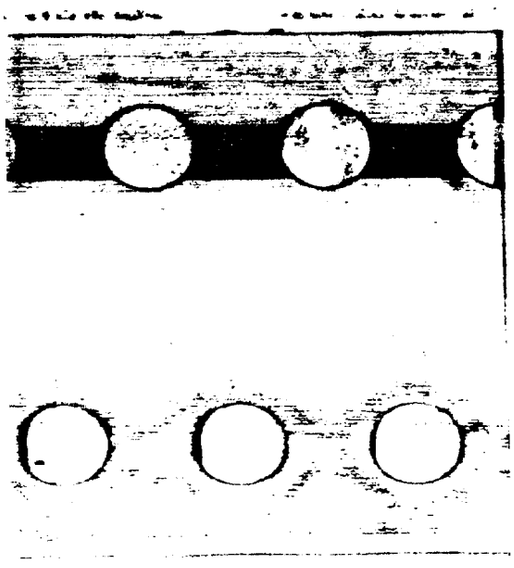
My Commission Expires: May 13, 1990

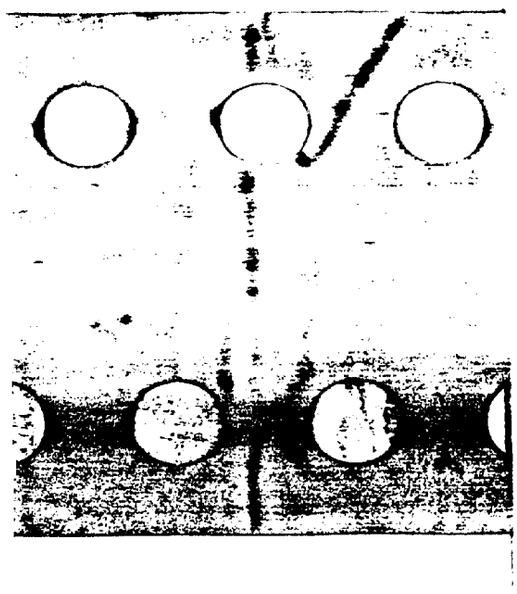
55559

IDENTIF. TREFERENCE

AUG 7 9 28 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7908 PAGE 371

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 75000.00
CON TX 247.50
PRFEE 1.00
WDEED 9.00
TOTAL 257.50
CHECK 257.50

08/07/89 01 09:29 0001 3030

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55559

IDENTIF. REFERENCE

AUG 7 9 28 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 236348