FILE BOX 40

FORM No. WD-1

BOOK 8020 PAGE 969

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Patricia A Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 19 89

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Patricia A. Walker (NAME)	Union Security Mortgage (NAME)	82-9-24
1324 7th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	3322 West End Avenue, Ste 400 (STREET ADDRESS)	01W20115
Nashville, Tn 37208 (CITY) (STATE) (P.O. ZIP)	Nashville, Tn 37203 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Nancy B. Hardaway, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia A. Walker

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 31 in North Nashville Real Estate Company's Plan Addition to Nashville, of record in Book 21, page 105, Register's Office for said County.

SAID Lot No. 31 fronts 50 feet on the east side of 7th Avenue, North, and runs back between parallel lines 176 feet to an alley.

Being part of the same property conveyed to Nancy B. Hardaway by deed from William Ned Swann and wife, Betty J. Smith of record in Book 6802, page 662, Register's Office, Davidson County, Tennessee.

94566

IDENTIFICATION REFERENCE

JAN 8 10 31 AM '90

DAVIDSON COUNTY, TN

0953 01/08 0101 03CHECK 261.10

unimproved ( ) property, known as 1324 7th Avenue North, Nashville, Tn 37208
This is improved (xx) (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. Wherever 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 my hand this 29th day of December, 19 89

Nancy B. Hardaway

Nancy B. Hardaway

BOOK 8020 PAGE 970

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy B. Hardaway, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 89

Commission expires

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the and respectively of the within named bargainor, and corporation, and that (he) (they) as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of 19

My commission expires

My Commission Expires Nov. 21, 1992

Notary Public

WARRANTY DEED

FROM
Nancy B. Hardaway, unmarried

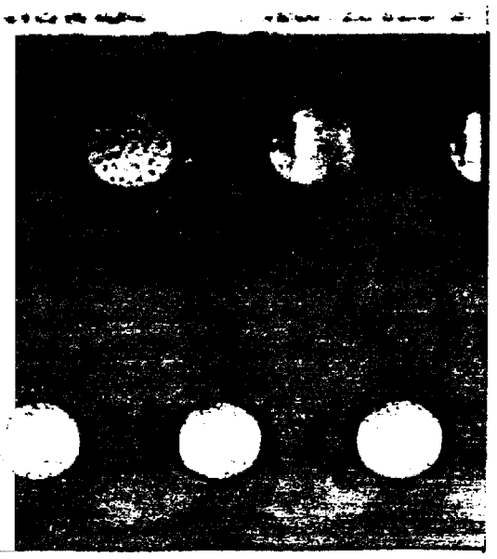
TO
Patricia A. Walker

RETURN TO:
Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8020 PAGE 971

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 77000.00
CON TX 254.10
PRFEE 1.00
WDEED 6.00
TOTAL 261.10
CHECK 261.10

01/08/90 01 10:32 0001 0953

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94566

IDENTIFICATION REFERENCE

JAN 8 10 31 AM '90

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 282096