Title 1

BOOK 8034 PAGE 380

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,456.41

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January, 19 90

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Kirk Anderson (NAME)	Fidelity Federal Savings & Loan ~~Association~~ (NAME)	161-10-0 B
304 Harwich Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	062.00 CO
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Bill R. Walker and wife, Cynthia C. Walker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kirk Anderson and wife, Cheryl Anderson

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. 253 on the Plan of Villages of Brentwood, Phase 6 of record in Plat Book 6900, Page 316, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Bill R. Walker and wife, Cynthia C. Walker by deed of record in Book 7755, Page 783, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Fidelity Federal Savings and Loan of record in Book 7755, Page 786, said Register's Office with a present unpaid balance of approximately $91,556.41, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

This is ~~unimproved~~ improved ( ) property, known as 304 Harwich Court, Nashville, TN 37211
(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 our hands this 26th day of January, 19 90

Bill R. Walker
Bill R. Walker

Cynthia C. Walker
Cynthia C. Walker

STATE OF Tenn.
Sullivan County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bill R. Walker and wife, Cynthia C. Walker

the bargainors, 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 Kingsport, Tennessee, this 26th day of January, 19 90.

D.A. Salyer
Notary Public

NOTARY PUBLIC SULLIVAN CO. TENN.

Commission Expires 2-22-92

STATE OF TENNESSEE
Davidson County

Before me, D.A. Salyer a Notary Public in and for the State and County aforesaid, personally appeared Bill R. Walker and Cynthia C. Walker

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Bill R. Walker and wife, Cynthia C. Walker

TO
Kirk Anderson and wife, Cheryl Anderson

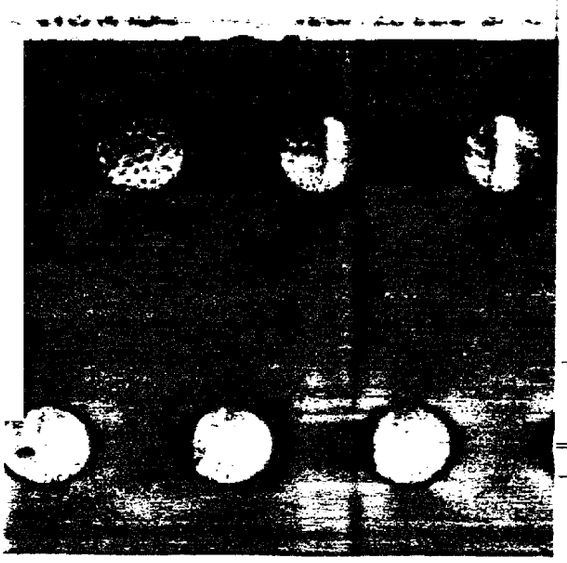
Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

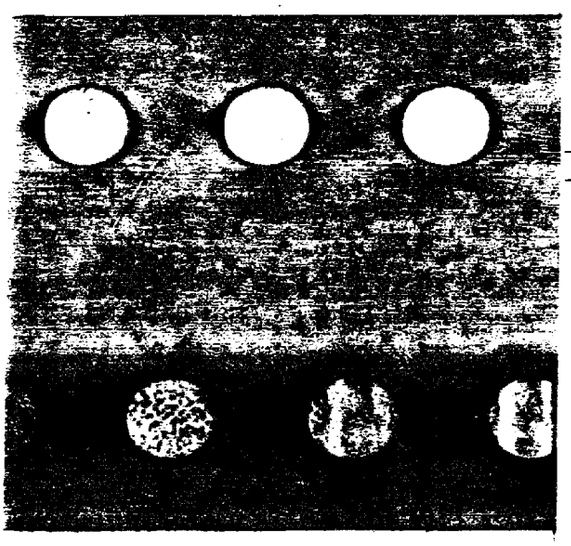
0 0 7 1 3

TENNESSEE REGISTRATION

Jan 29 2 00 PM

RECEIVED FOR RECORD JAN 29 1:01 DEPUTY CLERK 322.15





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

RECEIVED OF _____

FOR _____

BOOK 8034 PAGE 382

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 95456.41
CON TX 315.15
PRFEE 1.00
WDEED 6.00
TOTAL 322.15
CHECK 322.15

01/29/90 01 14:45 0001 7079

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99713

IDENTIF. REFERENCE

Jan 29 2 49 PM '90

REGISTER
DAVIDSON COUNTY TN.

No. 288140