Reels 48

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FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 19 90

Notary Public

MY COMMISSION EXPIRES: January 21, 1992

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: TAYLOR, SCHLATER, LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: & TAX BILLS TO:	MAP-PARCEL NUMBERS
Cindy C. Walker	First American National Bank	
(NAME) 5001 Trousdale	(NAME) First American Center	146-8-115
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37220	(STREET ADDRESS) Nashville, TN 37237	
(CITY) (STATE) (P.O. ZIP)	(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, Albert M. Lucas, Jr. and wife, Nelda B. Lucas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cindy C. Walker and husband, Theodore Earl Walker, Jr.

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. 257 on the Map of Section 3, Crieve Hall Estates, of record in Book 2133, Page 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nelda D. Murphy by deed from John W. White, Jr. and wife, Ellen B. White of record in Book 2451, Page 103, Register's Office for Davidson County, Tennessee. The said Nelda D. Murphy has since died leaving as her only heirs at law Richard D. Lucas and Albert M. Lucas, Jr. By quitclaim deed of record in Book 7781, Page 571, said Register's Office, Richard D. Lucas and wife, Dorothy B. Lucas conveyed a 1/2 undivided interest to Howard F. Butler, Trustee who in turn conveyed said 1/2 undivided interest to Albert M. Lucas, Jr. and wife, Nelda B. Lucas.

Subject to restrictions of record in Book 2154, Page 326; bill of sale for water mains of record in Book 2036, page 523; and all matters shown on the plan of record.

8453 03/01 0101 03CHECK 267.70

This is unimproved ( ) improved (XX) property, known as 5001 Trousdale, Nashville, TN 37220
(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 hand S this 28th day of February, 19 90

Albert M. Lucas, Jr. — Nelda B. Lucas

Albert M. Lucas, Jr.

Nelda B. Lucas

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, Elizabeth J. Smith, a Notary Public in and for said County and State, Albert M. Lucas, Jr. and wife, Nelda B. Lucas

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that _____ the _____ of the maker or a constituent of the maker and _____ authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in Brentwood, Tennessee, this 28th day of February, 1990

Elizabeth J. Smith
Notary Public Elizabeth J. Smith

My commission expires: January 11, 1992

DEED

FROM
Albert M. Lucas, Jr. and wife, Nelda B. Lucas

TO
Cindy C. Walker and husband, Theodore Earl Walker, Jr.

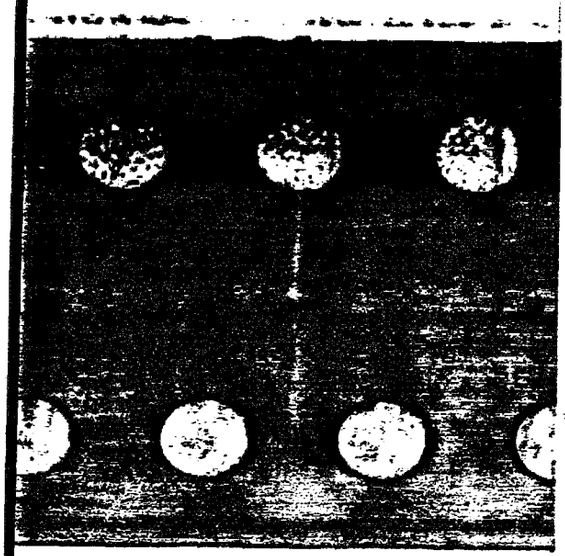
REALTY TITLE & ESCROW COMPANY, INC.
SUITE 150, 101 WESTPARK DRIVE
P.O. BOX 1369
BRENTWOOD, TN 37027

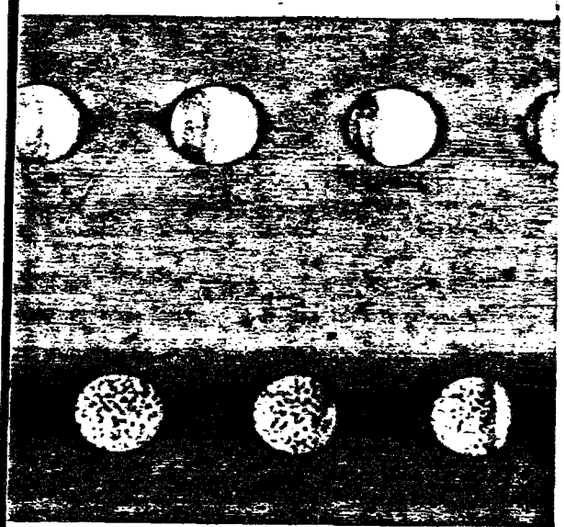
07381

IDENTIF. REFERENCE

MAR 1 1 44 PM '90

DAVIDSON COUNTY TN.





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 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 7900.00
ERR CO
CAMT 7900.00-
CAMT 79000.00
CON TX 260.70
PRFEE 1.00
MDEED 6.00
TOTAL 267.70
CHECK 267.70

03/01/90 01 13:44 0001 8453

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07381

IDENTIF. REFERENCE

MAR 1 1 44 PM '90

DAVIDSON COUNTY TN.

No. 296970