FILE NO. 27080 FILE BOX "7"

BOOK 8104 PAGE 301 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

+ A.L. McRae
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MAY 19 90

Notary Public

MY COMMISSION EXPIRES: 11-21-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ARLIN L. McRAE et ux | S A M E | 105-10-317 |
| (NAME) | (NAME) | 22W 00130 |
| 737 Benton Avenue | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN. 37204 | | |
| (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, KEVIN W. WALKER and GAIL KOPCSAK, both single persons,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ARLIN L. McRAE and wife, NORMA JEAN McRAE,

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 the easterly 134 feet of Block 9 on the Map of Yarbrough's Subdivision of Woodland, as of record in Book 57, page 148, said Register's Office.

SAID part of said Block 9 fronts 134 feet on the southerly side of Benton Avenue and runs back between parallel lines, along the westerly margin of White Avenue, 165 feet to an alley in the rear.

BEING the same property conveyed to Kevin W. Walker and Gail Kopcsak by Quitclaim Deed from Kevin W. Walker a/k/a Kevin Wayne Walker of record in Book 6985, Page 220, and by deed from Katie Pearl Weaver Kirkpatrick et al of record in Book 5826, Page 383, Register's Office for Davidson County, Tennessee.

This is (unimproved / improved) X property, known as 737 Benton Avenue, Nashville, Tennessee 37204
(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 3rd day of May, 19 90

Kevin W. Walker
KEVIN W. WALKER

Gail Kopcsak
GAIL KOPCSAK

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**STATE OF TENNESSEE**
**Davidson County**

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named KEVIN W. WALKER and GAIL KOPCSAK, both single persons,

the bargainor__s__, 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 Nashville, Tennessee, this 3rd day of May, 1990.

Commission Expires 11-21-92

Janet A. Davis
Notary Public

**STATE OF TENNESSEE**
**Davidson County**

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

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

TO

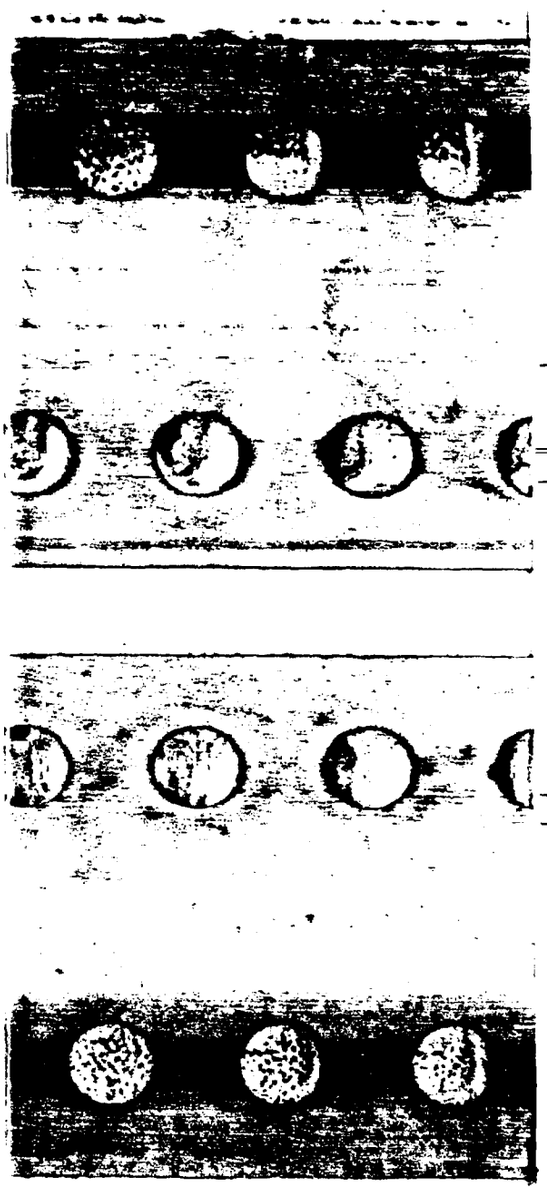
IDENTIFICATION REFERENCE

MAY 7 3 23 PM '90

DAVIDSON COUNTY, TN

2455

257 05/07 0101 03CHECK 584.50



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

RECEIVED OF _____

FOR _____

BOOK 8104 PAGE 303

| | | |
|---|---|---|
| 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 175000.00
CON TX 577.50
PRFEE 1.00
WDEED 6.00
TOTAL 584.50
CHECK 584.50

05/07/90 01 15:26 0001 9597

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

24595

IDENTIFI REFERENCE

MAY 7 3 25 PM '90

DAVIDSON COUNTY, TN

**No.** 317072