This Instrument Prepared By:

Lehman Land Title, Inc.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027

FILE BOX
#52

BOOK 8185 PAGE 779

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Susan Kay Fitzgerald	Dominion Bankshares Mortgage	52-12-61
(NAME) 628 Canton Court	(NAME) 11350 Random Hills Road, MS 11	
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tn 37115	(STREET ADDRESS) Fairfax, VA 22030	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------------------------------($10.00)------------------------------- *Dollars.*

Cash in hand paid by Susan Kay Fitzgerald, an unmarried person and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Michael E. Walker and wife, Anne Michelle Leech Walker

have this day bargained and sold, and do hereby transfer and convey unto the said Susan Kay Fitzgerald, an unmarried person

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, State of Tennessee, described as follows: To-Wit:

Being Lot No. 9 on the Plan of Schoolside Heights, as of record in Book 3700, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael E. Walker and Anne Michelle Leech by deed from Elizabeth B. Maxey of record in Book 6596, page 414, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (1) taxes (2) the plan of record in Book 3700, page 38 (3) Restrictive Covenants of record in Book 3949, page 401 said register's Office.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater, for this transfer is $ 62,000.00
Subscribed and sworn to before me this the 29th day of August 1990
My Commission expires: 5/19/91
(Affix Seal)

Affiant Susan Kay Fitzgerald
Notary Public Judy A. Lehman

This is ~~unimproved~~ improved (X) property, known as 628 Canton Court Madison, Tn 37115
(House Number) (Street) P.O. Address: (City or Town)

***TO HAVE AND TO HOLD** said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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** 29th **day of** August **, 19** 90 **, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael E. Walker (signature)
Michael E. Walker

Anne Michelle Leech Walker (signature)
Anne Michelle Leech Walker

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Judy A. Lehman, *a Notary Public in and for said County and State* Michael E. Walker and wife, Anne Michelle Leech Walker

the within named 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 Brentwood, *Tennessee, this* 29th *day of* August, *19* 90

Judy A. Lehman
Notary Public

Commission expires 5/19/91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19* _____.

_____ *Notary Public*

Commission expires _____

53686

IDENTIFICATION REFERENCE

FILED & RECORDED
DAVIDSON COUNTY, TN
Aug 30 2 26 PM '90

4981 08/30 0101 CHECK 211.60

WARRANTY DEED

FROM

TO

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999

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 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 62000.00
CON TX 204.60
PRFEE 1.00
WDEED 6.00
TOTAL ~~211.60~~
CHECK ~~211.60~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/30/90 01 14:28 0001 4981

53686

IDENTIFICATION REFERENCE

AUG 30 2 26 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 351359