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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,003.48

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November 19 90.

Notary Public

MY COMMISSION EXPIRES 1-23-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Timothy E. Walker, unmarried (NAME)	Trustbank Savings, F.S.B. (NAME)	26-7-58
107 Welshwood Court (STREET ADDRESS OR ROUTE NUMBER)	7799 Leesburg Pike 1060 (STREET ADDRESS)	GO-20457
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	Tysons Corner, VA 22043 (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, David R. Morgan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy E. Walker, unmarried

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 Conty, Tennessee, being Lot No. 164 on the Plan of Windsor Green, Phase I, Section III of record in Book 6250, Page 46, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Welshwood Court, said point being the common corner of Lots 164 and 165; thence in a southerly direction and along common border of Lots 164 and 165 34.11 feet to a point; thence continuing in a southerly direction along common border 55.81 feet to a point in the south boundary line of Lot 164, said point being the common corner of Lots 164 and 165; thence in a westerly direction along south boundary line, 91.00 feet to the common corner of Lots 164 and 157; thence in a northerly direction and along common borders of Lots 164, 157 and 158 99.19 feet to a point in the north boundary line of Lot 164; thence in an easterly direction and along the common border of Lots 164 and 163 81.72 feet to a point; thence continuing along common border 20 feet to a point in the southerly margin of Welshwood Court; thence in an easterly direction along said margin 20.20 feet to the point of beginning.

Being the same property conveyed to David R. Morgan, unmarried by deed from Randall Phillips Builders, Inc. of record in Book 6966, Page 121, Register's Office for Davidson County, Tennessee.

IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remainng unpaid balance on a Promissory Note secured by a deed of trust of record in Book 6966, Page 124, said Register's Office, payable according to the terms and conditions therein.

unimproved ( )
This is improved (XX) property, known as 107 Welshwood Court, (House Number) (Street) Goodlettsville, TN 37072 (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 ti, 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 21st day of November, 1990

David R. Morgan, unmarried

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STATE OF TENNESSEE
Davidson County
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David R. Morgan, unmarried

the bargainor , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of November 1990

Commission expires 1-23-94

Notary Public

STATE OF TENNESSEE

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

and (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) as such and (they), being authorized so to do. executed 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 0070 11/26 0101 03CHECK 238.00 day of , 19 .

My commission expires

Notary Public

WARRANTY DEED

FROM
David R. Morgan, unmarried

TO
Timothy E. Walker, unmarried

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

CONTINUATION OF LEGAL DESCRIPTION

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

74857

IDENTIF. TREFERENCE

Nov 26 3 04 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 70043.48
CON TX 231.00
PRFEE 1.00
WDEED 6.00
TOTAL 238.00
CHECK 238.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
11/26/90 01 15102 0001 0070

74857

IDENTIF. REFERENCE

Nov 26 3 04 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 376046