THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $48,202.92.

Cynthia C. Jackson
Affiant

Subscribed and sworn to before me this 14th day of August, 1991.

Notary Public

My Commission Expires: 1-23-94

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
DENNIS K. WALKER and wife, CYNTHIA C. JACKSON 1010 Lawrence Avenue Nashville, Tennessee 37204	BOWEST CORPORATION P.O. Box 85101 San Diego, CA 92186-9935	MAP 105-13 PARCEL 166

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY EIGHT THOUSAND TWO HUNDRED TWO AND 92/100 DOLLARS ($48,202.92), paid and to be paid as follows: Three thousand and 00/100 ($3,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged and for the balance of Forty five thousand two hundred two and 92/100 ($45,202.92) Dollars, Grantees have this day assumed and agreed to pay the unpaid balance of that one certain Deed of Trust Note in the original principal amount of $47,138.00, payable to City Federal Savings Bank, and secured by Deed of Trust of record in Book 7314, page 367, Register's Office for Davidson County, Tennessee, I, **JAMES N. WOODS, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **DENNIS K. WALKER and wife, CYNTHIA C. JACKSON,** 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:

BEING the west one-half (1/2) of Lot No. 6 on the Plan of the McAllister Property of record in Plat Book 421, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James N. Woods, unmarried, by deed from Stanfield Major, II and wife, Michele Major, of record in Book 7742, page 627, Register's Office for Davidson County, Tennessee.

This is improved property known as 1010 Lawrence Avenue, Nashville, Tennessee 37204.

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the Plan of McAllister Property, of record in Book 421, page 10, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 14th day of August, 1991.

JAMES N. WOODS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES N. WOODS & wife, ANGELA WOODS, 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 this 14th day of August, 19[illegible].

Notary Public

My Commission Expires:

[illegible]

** ANGELA WOODS, spouse of JAMES N. WOODS, joins in this conveyance to convey any interest she may have in the property, particularly any marital interest.

DUPLICATE
CONTRACT
Tax paid on this
In the amount of 178.34
on Instrument # 41084
recorded in Davidson
County Registers Office
Date 8-23-91
B. Edwards Dep. Reg.

41085

INTANGIBLE TAX

AUG 23 8 33 AM '91

MAIL ENV.

5914 08/23 0101 03CHECK

6.00

THIS INSTRUMENT PREPARED BY:

RECORD & RETURN TO:
Watts, Underwood & Rubenfeld, Attorneys
2000 Richard Jones Road #150
Nashville, TN 37215

BOOK 8426 PAGE 275

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, Patricia Lee Gunter of Nashville, Tennessee, do hereby make, constitute and appoint David Hall Criner, presently of Nashville, Tennessee, my true and lawful attorney-in-fact, with full power and authority in my name, place and stead, for my use and benefit, to do and perform all acts that I may legally do and perform through an attorney-in-fact, with respect to the sale of the property at 1402 Linden Avenue, Nashville, Tennessee, 37212 on August 15, 1991.

This instrument is not to be construed and interpreted as a General Power of Attorney. The enumeration of specific rights or powers herein shall limit or restrict the general powers granted to my attorney-in-fact.

The rights, powers, and authority granted to my attorney-in-fact shall commence on the date of execution of this instrument and shall remain in full force through August 20, 1991.

IN WITNESS WHEREOF, I have executed this Power of Attorney this 14th day of August, 1991, at Nashville, Tennessee.

Patricia Lee Gunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Patricia Lee Gunter, who being personally known to me, acknowledged thatshe executed the foregoing Power of Attorney of her own free will and accord for the purposes set out therain.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, on this 14th day of August, 1991.

Notary Public

R. KREIS WHITE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3-26-94.

This instrument prepared by:

R. Kreis White
WHITE, BURSON & ALLYN, P.C.
633 Thompson Lane
Nashville, Tennessee 37204
(615) 726-0570

5915 08/23 0101 03CHECK 6.00

MAIL ENV.

AUG 23 8 33 AM '91

FILED FOR RECORD
DAVIDSON COUNTY, TN

INDEXED REFERENCE

41086