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Map: 083-07-0

Parcel: 323.00

WARRANTY DEED

Address of New Owner(s)

Anna Walker
2701 Eastland Avenue
Nashville, Tennessee 37206

Send Tax Bills To:

Banc Plus Mortgage Corporation
P. O. Box 47524
San Antonio, Texas 78265-6020

6515 07/17 0101 03CHECK 206.58

This Instrument Prepared By:

James D. Jordan
Guenther & Jordan, Attorneys
860 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

The actual consideration (or value, whichever is greater) for this transfer is $53,426.06.

Affiant

Subscribed and sworn to before me this 30th day of June, 1992.

Notary Public

My Commission Expires July 24, 1993

FELIX Z. MILLON III REGISTER DAVIDSON COUNTY TN.
Jul 17 10 44 AM '92
IDENTIF. REFERENCE
284 28

For and in Consideration of the sum of FIFTY THREE THOUSAND, FOUR HUNDRED-TWENTY SIX DOLLARS AND SIX CENTS, and other good and valuable consideration (the receipt of which is hereby acknowledged), O. G. J., Inc. a Tennessee Corporation, (hereafter referred to as "Grantor") have bargained and sold, and by these presents do transfer and convey to Anna Walker, her heirs and assigns, (hereafter referred to as "Grantee") a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

> Being lot no. 5 on the plan of Eastland Oaks Subdivision, section 1, of record in Plat Book 4660, at Page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description;
>
> SUBJECT TO a first deed of trust as recorded in Book 6663, Page 598, in the Register's Office for Davidson County, Tennessee;
>
> SUBJECT TO a pre-existing lease for 2323-A Eastland Avenue, Nashville, Tennessee, which expires April 30, 1993; and
>
> SUBJECT TO a pre-existing lease for 2323-B Eastland Avenue, Nashville, Tennessee, which expires January 31, 1993.

Being the same property conveyed to Grantor by warranty deed from Odell McGlothian, Sr., and wife, Gloria D. McGlothian, of record in Deed Book 7161, Page 172, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2323 Eastland Avenue, Nashville, Tennessee.

The obligations assumed by Grantee included, but are not limited to, the obligation to repay the debt.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, and the heirs and assigns of Grantee, forever.

Grantor represents to Grantee that Grantor is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Grantor binds Grantor and the heirs and representatives of Grantor to warrant and forever defend the title to the above described land to Grantee and the heirs and assigns of Grantee, against the lawful claims of all persons.

Witness this 30th day of June, 1992, the corporate party having caused its name to be signed hereto by its duly authorized officer on said day and date.

ATTEST: Gloria D. McGlothian
Gloria D. McGlothian
Secretary, O. G. J., Inc.

Odell McGlothian, Sr.
President, O. G. J., Inc.

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Before me, J. Terry Price, a Notary Public of the above State and County, personally appeared Odell McGlothian, Sr. and Gloria D. McGlothian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be President and Secretary, respectively, of O. G. J., Inc., the within named bargainor, a corporation, and that they as such officers, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as such officers.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of June, 1992.

NOTARY PUBLIC

My Commission Expires July 24, 1993



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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 53426.06
CON TX 197.58
PRFEE 1.00
WDEED 8.00
TOTAL 206.58
CHECK 206.58

07/17/92 01 10:42 0001 6515

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.8 4.2 8

IDENTIF. REFERENCE

JUL 17 10 41 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 551243