This Deed has been prepared from information furnished by the parties herein.

Prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY
101 Cumberland Avenue, Suite 100
Madison, Tennessee 37115

BOOK 8698 PAGE 59

New Owner	Send Tax Bills To	Map/Parcel No.
THOMAS E. WALKER	New Owners	Map 20
Mail 2037 Edgar Dillard Rd.	(Same)	Parcels 16 & 18
Greenbrier, Tn 37073-5005	(SAME)	

WARRANTY DEED

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, I, **JAMES E. BROWN, Unmarried, reserving a life estate in Tract II only to myself,** hereinafter called the "Grantor", have bargained and sold, and by these presents do transfer and convey unto **THOMAS E. WALKER, and wife, DIANE B. WALKER,** hereinafter called the "Grantees", their heirs and assigns, a certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT I: Map 20, Parcel 16
Land located in the 14th Civil District of Davidson County, Tennessee, and being part of a tract of land deed to which is of record in Book 1108, Page 684, RODC, Tenn., and being situated near what is known as Ray's Lake, just below Marrowbown Lake and more particularly described as follows:

Beginning at an iron pin, near a private roadway or driveway, approximate 175' northeasterly from a concrete bridge across Marrowbone Creek; thence North 29 deg. 30' W. 197 feet to an iron pin being the N.W. corner of said tract being conveyed; thence to the S.W. corner and with the southerly boundary of the Ruth Boswell tract of land North 68 deg. 30' E. 144.6 feet, more or less, to a point being the southerly corner of the Ruth Boswell tract; thence South 87 deg. E. 30 feet to a point at a gate leading to the said Ruth Boswell tract; thence South 36 deg. W. 125 feet, more or less, along the center of said private roadway to an iron pin; thence South 22 deg. W. 61 feet to an iron pin; thence South 64 deg. W. 57 feet to the beginning, containing according to the survey made by Geo. W. Watkins, Surveyor, on September 23, 1950, 0.69 acres, more or less.

BEING the same property conveyed to James E. Brown, **reserving a life estate to Bobby Nash,** by deed from Naomi Patterson, Unmarried, of record in Book 8555, Page 169, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS:
6300 Lake Road, Joelton, Tennessee 37080

TRACT II: Map 20, Parcel 18
Land in Davidson County, Tennessee, beginning at an iron pin near the north side of a paved road running north of Ray's Lake and in the line of the property owned by the State of Tennessee, known as Marrowbone Lake in the 14th Civil District of Davidson County, Tennessee, running thence South 61 deg. 30' west 100 feet to a point; thence South 47 deg. 65' to a point; thence South 36 deg. 30' west 240 feet to a point; thence South 49 deg. west 200 feet to a point; thence South 51 deg. 15' west 300 feet to a point; thence South 43 deg. 45' west 225 feet to a point; thence South 55 deg. 30' west 200 feet to a point; thence South 36 deg. west 200 feet to a point; thence South 22 deg. west 61 feet to a point; thence South 64 deg. 30' west 57 feet to an iron pin, being the southwesterly corner of a tract of land containing 0.69 acres, more or less, recently conveyed to B. L. Ray; thence North with the westerly line of the B. L. Ray tract North 29 deg. 30' west 14 feet to a point in the B. L. Ray line; thence North 62 deg. 30' west 81 feet to a point; thence South 83 degrees 30' west 165 feet to a point; thence South 75 deg. west 85 feet to a point in the line of the Zietland property; thence South 54 feet to the center of Marrowbone Creek, being the line between the Ray property and the Zietland property; thence South 74 deg. east 139 feet to a point; thence south 43 deg. 30' east 214 feet crossing a paved road to a point; thence South 64 deg. 30' east 250 feet to a point; thence South 79 deg. east 257 feet to a point; thence South 55 deg. 53' east 120 feet to a point; thence North 39 deg. 30' east 613 feet to a point; thence North 24 deg. 7' east 287 feet to a point; thence north 49 deg. 19' east 44.2 feet to a point; thence North 74 deg. east 170 feet to a point; thence North 54 deg. west 62 feet to a point; thence North 61 deg. west 107 feet to a point; thence North 64 deg. west 98 feet to a point; being 247 feet from a pointed mark on a rock; thence North 6 deg. west 50 feet to the point of beginning, containing 12-1/2 acres, more or less, in the 14th Civil District of Davidson County, Tennessee, according to an unrecorded plat prepared by George W. Watkins, Surveyor, September 23, 1950, and being a part of a tract of land of record in Book 1108, Page 684, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James E. Brown, by deed from Naomi Patterson, Unmarried, of record in Book 8555, Page 169, Register's Office for Davidson County, Tennessee.

THIS IS UNIMPROVED PROPERTY KNOWN AS:
6300 Lake Road, Joelton, Tennessee 37080

IT IS EXPRESSLY UNDERSTOOD AND AGREED, THAT THE GRANTEES HEREIN ASSUME AND AGREE TO PAY THE REMAINING BALANCE OF A DEED OF TRUST IN FAVOR OF CHARLES BINKLEY, AND WIFE, DOROTHY BINKLEY, WHICH IS OF RECORD IN BOOK 8555, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, except subject to a life estate in favor of Bobby Nash as to Tract I only, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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 14th day of July, 1992.

James E. Brown

JAMES E. BROWN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES E. BROWN, Unmarried**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of July, 1992.

Judy S. Utley

Notary Public

My Commission Expires: 11-25-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, is $60,000.00.

Affiant

SWORN to and subscribed before me, this 14th day of July, 1992.

Judy S. Utley

Notary Public

My Commission Expires: 11-25-95

9134 08/10 0101 03CHECK 235.00

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FILED FOR RECORD
DAVIDSON COUNTY TN.
Aug 10 1 15 PM '92

IDENTIF. REFERENCE

3 5 4 1 2

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

RECEIVED OF _____

FOR _____

BOOK 8698 PAGE 62

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 60000.00
				CON TX 222.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 235.00
				CHECK 235.00
08/10/92	01			13:14 0001 9134

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35412

IDENTIF. REFERENCE

AUG 10 1 15 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 558932