BOOK 8889 PAGE 192

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF March, 19 93

Notary Public

MY COMMISSION EXPIRES: 11/26/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. Walker (NAME)	Thomas E. Walker (NAME)	MAP 20-16
6300 Lake Road (ADDRESS)	2037 Edgar Dillard Road (ADDRESS)	MAP 20-18
Joelton, Tennessee 37080 (CITY) (STATE) (ZIP)	Greenbrier, Tennessee 37073 (CITY) (STATE) (ZIP)	14D47110

FOR AND 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, James E. Brown Life Estate

HEREINAFTER CALLED THE GRANTORS, 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 TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF 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, Tennessee, and being situated near what is known as Ray's Lake, just below Marrowbone 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° 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° 30' E. 144.6 feet, more or less, to a point being the southerly corner of the Ruth Boswell tract; thence South 87° E. 30 feet to a point at a gate leading to the said Ruth Boswell tract; thence South 36° W. 125 feet, more or less, along the center of said private roadway to an iron pin; thence South 22° W. 61 feet to an iron pin; thence South 64° 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.

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° 30' West 100 feet to a point; thence South 47° 65' to a point; thence South

CONTINUED

unimproved ( )
This is improved (X) property, known as 6300 Lake Road, Joelton, Tennessee 37080
(House Number) (Street) (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 it 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 12th day of March, 19 93

James E. Brown Life Estate

LEGAL DESCRIPTION CONTINUATION

36° 30' West 240 feet to a point; thence South 49° West 200 feet to a point; thence South 51° 15' West 300 feet to a point; thence South 43° 45' West 225 feet to a point; thence South 55° 30' West 200 feet to a point. thence South 36° West 200 feet to a point; thence South 22° West 61 feet to a point; thence South 64° 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° 30' West 14 feet to a point in the B. L. Ray line; thence North 62° 30' West 81 feet to a point; thence South 83° 30' West 165 feet to a point; thence South 75° 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° East 139 feet to a point; thence South 43° 30' East 214 feet crossing a paved road to a point; thence South 64° 30' East 250 feet to a point; thence South 79° East 257 feet to a point; thence South 55° 53' East 120 feet to a point; thence North 39° 30' East 613 feet to a point; thence North 24° 7' East 287 feet to a point; thence North 49° 19' East 44.2 feet to a point; thence North 74° East 170 feet to a point; thence North 54° West 62 feet to a point; thence North 61° West 107 feet to a point; thence North 64° West 98 feet to a point; being 247 feet from a pointed mark on a rock; thence North 6° 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 a 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 Thomas E. Walker and wife, Diane B. Walker, by deed from James E. Brown, unmarried, of record in Book 8698, Page 59, Register Office for Davidson County, Tennessee.

. .bby Nash, who retained a life estate in Tract I of subject property, is now deceased.

James E. Brown, who retained a life estate in Tract II of subject property, hereby joins in this conveyance for the express purpose of relinquishing his life estate and all right, title and interest he may have in subject property now or in the future.

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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 E. Brown Life Estate

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 Goodlettsville, Tennessee, this 12th day of March, 19 93.

Commission expires 11/26/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____ day of _____ 19_____ .

My commission expires _____

Notary Public

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
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CONV.	3750.00
			CON TX	13.69
			PRFEE	1.00
			MDEED	12.00
			TOTAL	26.69
			CHECK	26.69

01 08:38 0001 3067

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 0 8 2

REFERENCE

AM '93

Mar 17 8 39

No. 630580