This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

BOOK 9059 PAGE 50

ADDRESS NEW OWNER:
Wesley J. Walden Sr., Barbara J. Walden, and Roger D. Walden
4065 Lavergne-Couchville Pike
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MAP AND PARCEL:
MAP 165
GROUP
PARCEL 64.02

MORTGAGEE:
Union Planters National Bank, a national banking association
401 Union Street
Nashville, Tn 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John Henry Minton and wife, Colleen Keaton Minton, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Wesley J. Walden Sr. and wife, Barbara J. Walden, and Roger D. Walden, an unmarried person 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 the 4th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at the common corner of Lavergne-Couchville Pike and Old County Road; thence South 56 degrees 30 minutes East 166.85 feet to a point; thence South 32 degrees 07 minutes West 95.0 feet to a point; thence South 37 degrees 47 minutes West 142.3 feet to a point; thence North 1 degree 19 minutes East 113.03 feet to a point; thence North 39 degrees 05 minutes West 128.0 feet to a point; thence North 46 degrees 17 minutes East 105.15 feet to the point of beginning.

Being the same property conveyed to John Henry Minton and wife, Colleen Keaton Minton, by deed from Estel R. HIll and wife, Elsie P. Hill, of record in Book 4481, page 554, Register's Office for Davidson County, Tennessee.

This is improved property known as 4065 Lavergne-Couchville Pike, Antioch, TN 37013.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1993 taxes, a lien but not yet due and payable
2. Subject to any portion of property located within the bounds of public roadways.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wesley J. Walden Sr. and wife, Barbara J. Walden, and Roger D. Walden, an unmarried person their heirs and assigns, forever; and we, John Henry Minton and wife, Colleen Keaton Minton, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 23rd day of August, 1993.

John Henry Minton

Colleen Keaton Minton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John Henry Minton and wife, Colleen Keaton Minton, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of August, 1993.

NOTARY PUBLIC

My Commission Expires: 5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 67,500.00.

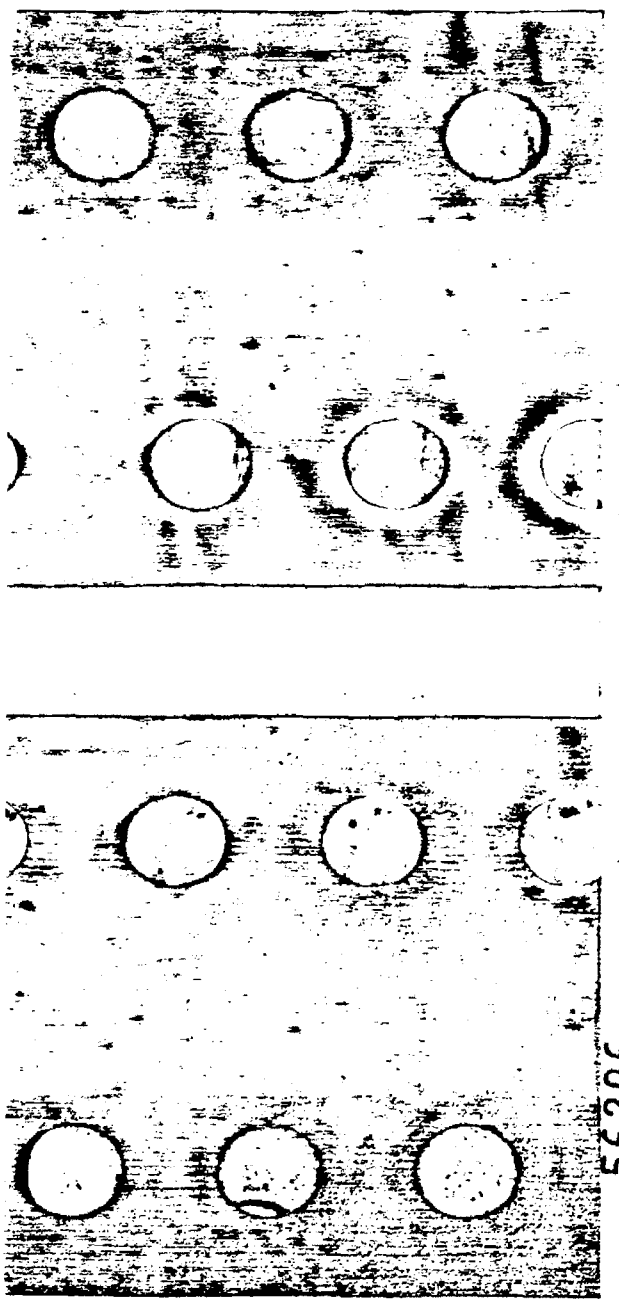
AFFIANT

Subscribed and sworn to before me
this 23rd day of August, 1993.

NOTARY PUBLIC
My Commission Expires: 5-24-97

56206
IDENTIF. ↑ REFERENCE

430% 08/26 0101 03CHEDK



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
			CHMT	67500.00
			CON TX	249.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	258.75
			CHECK	258.75

08/26/93 01 12:56 0001 4305

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56206

IDENTIF. ↑ REFERENCE

93 AUG 25 PM 12:57

No. 690604