BOOK 9073 PAGE 635

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
3rd DAY OF September 19 93

J. PHILLIP JONES
Notary Public

MY COMMISSION EXPIRES: November 25, 1995
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

TATUM & JONES, ATTORNEYS, 2001 Charlotte Avenue, Suite 200, Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| LISA C. WALKER (NAME) | FIRST REPUBLIC MORTGAGE CORP. (NAME) | 155-0-84 |
| 7820 OLD HARDING PIKE (ADDRESS) | 6012 Wilmington Pike (ADDRESS) | 09D-27635 |
| NASHVILLE, TN 37221 (CITY) (STATE) (ZIP) | Dayton, OH 45459 (CITY) (STATE) (ZIP) | |

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, B. DENNY BONE AND WIFE, M. SUE BONE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LISA C. WALKER AND HUSBAND, STEVE R. WALKER AND MARIE LIBERATORE, UNMARRIED

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 Davidson County, Tennessee, being part of Tract No. 3, of the J. H. Wright Belleview Farm, and being more particularly described according to a survey by Blanchard and Parrish, Surveyors, dated September 29, 1938 and a survey by John B. Kohl, III, dated July 5, 1993, as follows:

BEGINNING at a point in the center of Harding Road, now known as Old Harding Pike, said point being approximately one-third (1/3) of a mile East of the intersection of Highway No. 100 and said Pike; thence North 45 degrees 20 minutes West 397 feet to a stake; thence South 80 degrees 10 minutes West 84.6 feet to an iron pin; thence South 38 degrees East 441.6 feet to the center of said Pike; thence along the center of said Pike, North 48 degrees 43 minutes East 125.15 feet to the point of BEGINNING.

BEING the same property conveyed to B. Denny Bone and wife, M. Sue Bone, by deed from Donna L. Bumpus, Unmarried, of record in Book 6295, page 886, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated July 5, 1993, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

2897 09/08 0101 03CHECK 397.50

unimproved ( )
This is improved ( X ) property, known as 7820 OLD HARDING PIKE, NASHVILLE, TN 37221
(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 our hand s this 3rd day of September 19 93

B. Denny Bone
B. DENNY BONE

M. Sue Bone
M. SUE BONE

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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 B. DENNY BONE AND WIFE, M. SUE BONE

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 at Nashville, Tennessee, this 3rd day of September 19 93.

Commission expires November 25, 1995

J. PHILLIP JONES 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 _____

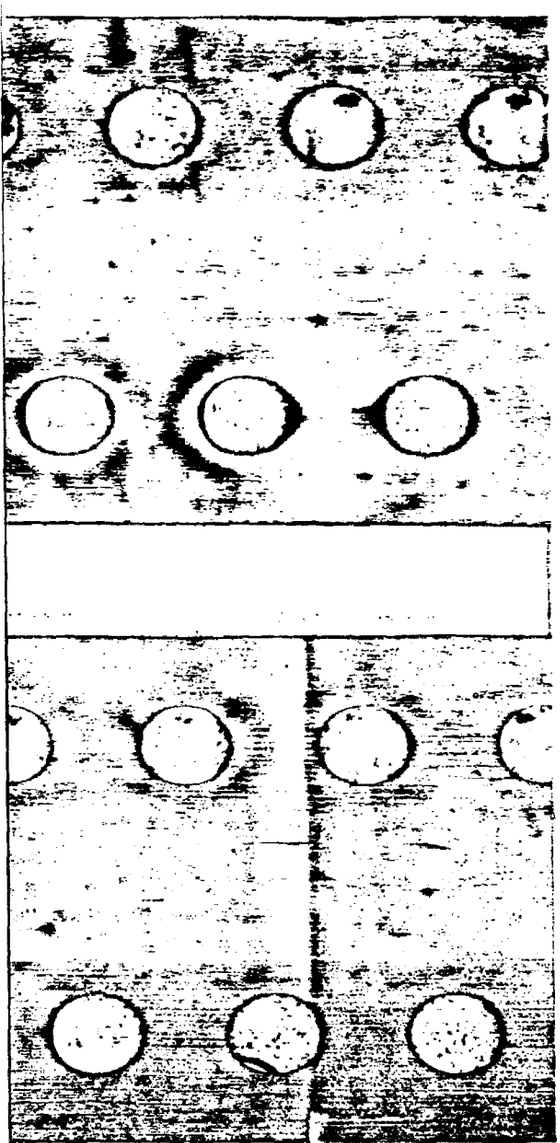
_____
Notary Public

IDENTIFICATION REFERENCE

60625

93 SEP -8 AM 9:50

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



**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 |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| CAMT | 105000.00 |
| CON TX | 388.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 397.50 |
| CHECK | 397.50 |

09/08/93 01 09:49 0001 2897

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60625
IDENTIF. & REFERENCE

93 SEP -8 AM 9:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 695352