SOB

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

BOOK 9487 PG 764

ADDRESS NEW OWNER:
Christopher S. Walden
3485 and 3487 McGavock Pike
Nashville, Tennessee 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
America's Wholesale Lender
750 Old Hickory Blvd., Suite 286
Brentwood, TN 37027

MAP AND PARCEL:

MAP	120
GROUP	13
PARCEL	65

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Kenneth W. Hemmerly and wife, Maureen K. Hemmerly, (formerly known as Maureen K. Funderburk) hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christopher S. Walden,an unmarried person, hereinafter called the Grantee, his 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 Lot No. 8 on the Plan of Seven Oaks Estates, Section One, of record in Book 5200, page 617, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Kenneth W. Hemmerly and Maureen K. Funderburk, as joint tenants with right of survivorship and not as tenants in common, by deed from Harry G. Hemmerly and wife, Robbie M. Hemmerly, as of record in Book 6317, page 546, Register's Office for Davidson County, Tennessee.

This is improved property known as 3485 and 3487 McGavock Pike, Nashville, TN 37217.

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. Subject to 1994 property taxes which have been paid.
2. Terms, conditions, easements, rights and liens, as set forth in the Declaration of Covenants, Conditions and Restrictions, of record in Book 6439, page 266, Register's office for Davidson County, Tennessee; By-Laws of record in Book 5439, page 285, said Register's Office.
3. Subject to all matters shown on the Plan of record in Book 5200, page 617, in said Register's Office.
4. Charter of Seven Oaks Association, of record in Book 6560, page 150, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the

said Christopher S. Walden,an unmarried person, his heirs and assigns, forever; and we, Kenneth W. Hemmerly and wife, Maureen K. Hemmerly, (formerly known as Maureen K. Funderburk) do covenant with the said Grantee 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 Grantee, his 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.

BOOK 9487 PG 765

Witness our hands this the 5th day of October, 1994.

97995
IDENTIF. ↑ REFERENCE

94 OCT -7 AM 10:54
FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

Kenneth W. Hemmerly
by:Harry G.Hemmerly Attorney-In-Fact

Maureen K. Hemmerly (formerly known as Maureen K. Funderburk
by:Harry G.Hemmerly Attorney-In-Fact

6072 10/07 0101 03CHECK 286.50

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 Harry G. Hemmerly, 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 on behalf of Kenneth W. Hemmerly and Maureen K. Hemmerly, (formerly known as Maureen K. Funderburk) as their Attorney-In-Fact, as the free act and deed of the within named Kenneth W. Hemmerly and Maureen K. Hemmerly (formerly known as Maureen K. Funderburk).

Witness my hand and official seal at Nashville, Tennessee, this 5th day of October, 1994.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: 20 Nov 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

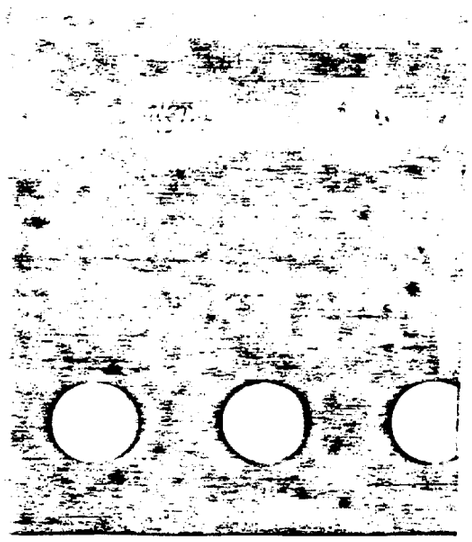
The actual value or consideration, whichever is greater, for this transfer is $ 75,000.00.

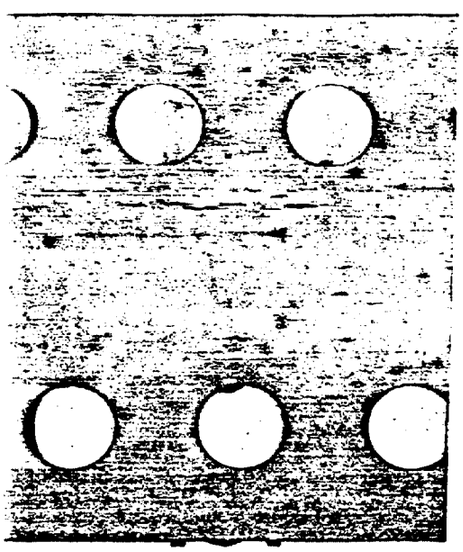
AFFIANT

Subscribed and sworn to before me this 5th day of October, 1994.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
My Commission Expires: 20 Nov 1996





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

RECEIVED OF _____

FOR _____

BOOK 9487 PG 766

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	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
TOTAL	286.50
CHECK	286.50

10/07/94 01 10:53 0001 6072

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97995
IDENTIF. ↑ REFERENCE

94 OCT -7 AM 10: 54
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 842296