BOOK 9554PG528

PREPARED BY (AND RETURN TO):

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W & I Ref: (ljh) Title No: 35517
Dav. Co. File: Box 8

94 DEC 27 AM 9:03
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

19979

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Howard E. Walker A. Christine Walker 600 Ferringdon Court Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: 141-15-D-204

5100 12/27 0101 03CHECK 785.26

WARRANTY DEED
[Corporate]

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Randall Phillips Builders, Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Howard E. Walker and spouse, A. Christine Walker,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 204 on the plan of Phase III-D "Sheffield" on the Harpeth, of record in Book 7900, page 710 and 712, Register's Office for said County.

SAID Lot No. 204, which is a corner lot, fronts 96.00 feet on the easterly margin of Ferrington Court and fronts 82.09 feet on the northeasterly margin of River York Drive, said frontages being joined by a curve having a length of 37.94 feet and extends back 130.75 feet on the easterly line and 122.00 feet on the northerly line to a point of intersection.

BEING part of the same property conveyed to Randall Phillips Builders, Inc., a Tennessee Corporation by deed from Phillips Builders, a Tennessee general partnership composed of E. Randall Phillips, Harry E. Phillips and Randall L. Phillips of record in Book 7195, page 96, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6925, Page 900, Book 7145, page 954, Book 8146, page 463 and Book 9313, page 806, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 600 Ferringdon Court, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of December, 1994.

Randall Phillips Builders, Inc.

By: Ruth Malatak, VP
Title:

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared Ruth Malatak _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of Randall Phillips Builders, Inc., the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 21st day of December, 1994.

DEBORAH H. BERRIE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires JULY 25, 1998

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 209790.00

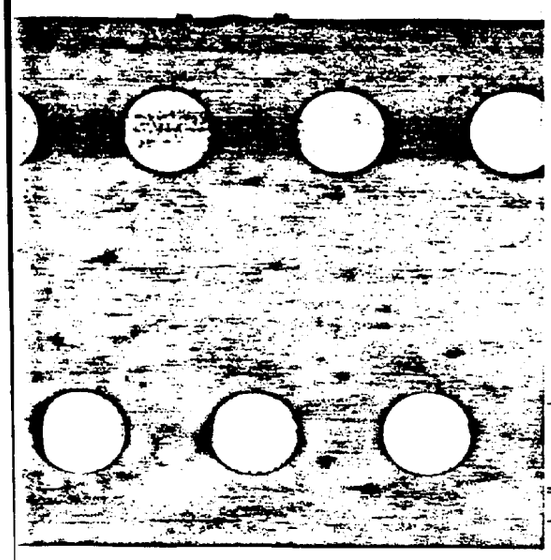
Howard E. Walker
Affiant

Sworn and subscribed before me on the 21st day of December, 1994.

Notary Public

My Commission Expires: _____

PERCY WILKINS JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
EXP. 7/27/98



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

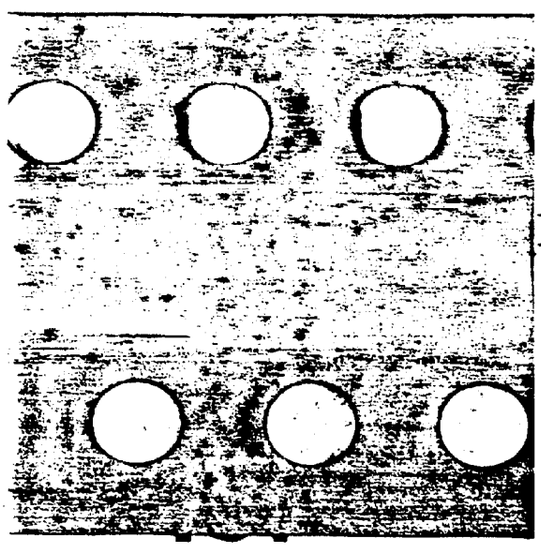
RECEIVED OF _____

FOR _____

BOOK 9554 PG 530

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	209790.00
CON TX	776.26
PRFEE	1.00
WDEED	8.00
TOTAL	785.26
CHECK	785.26

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 61.00

19979
IDENTIF. ↑ REFERENCE

91 DEC 27 AM 9:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 866012