File Box 24

This Instrument Prepared By:Daniel P. Niznik,Attorney,American Title Company,Inc.,831 Wren Road,Goodlettsville,Tennessee 37072

WARRANTY DEED

BOOK 9595 PG 217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carl H. Walker,Jr. (NAME)	Union Planters (NAME)	083-10
408 Lakehurst Drive (STREET ADDRESS OR ROUTE NUMBER)	7130 Goodlett Farms Parkway (STREET ADDRESS)	Parcel 100
Nashville,Tennessee 37206 (CITY) (STATE) (ZIP)	Cordova, TN 38018 (CITY) (STATE) (ZIP)	23W17550

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------($10.00)---------- *Dollars,*

Cash in hand paid,and other good and valuable considerations,the receipt and sufficiency of which are hereby acknowledged,WE

JOHN EDWARD BEAN,JR. and wife,DAPHNE COUZEN BEAN

have this day bargained and sold, and do hereby transfer and convey unto the said CARL H. WALKER,JR. ,Unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot 106,Part of Lots 105 & 107,Map of McEwen Place,as recorded in Book 332,Page 133,Register's Office for Davidson County, Tennessee,and a portion of an Abandon Alley,Bill No. 1147 of the Metropolitan Clerk's Office,Davidson County,Tennessee.

SAID Lot and parts of said Lots adjoin and front together 60 feet on the west side of Lakehurst Drive and runs back between parallel lines 135.5 feet to an Abandon Alley by Bill No. 1147.

The previous and last conveyance of the within described property being recorded at Book 6109,Page 453,Register's Office for Davidson County,Tennessee,and Bill No. 1147 Metropolitan Clerk's Office,Davidson County,Tennessee.

1741 02/14 0101 03CHECK 175.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me this the 7th *day of* February *19* 95

My commission expires: 7/25/98 *(Affix Seal)*

Affiant Carl H. Walker Jr.

Notary Public

unimproved ( )
This is improved (X) property, known as 408 Lakehurst Drive,Nashville,Tennessee 37206
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered Easement of record in Book 5642,Page 298,R.O.D.C.,Tn. and Subject Except:to rights of third parties to portion of property known as Abandon Alley *We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

Whenever 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 hands this 7th *day of* February *19* 95 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Edward Bean Jr.
JOHN EDWARD BEAN,JR.

Daphne Couzen Bean
DAPHNE COUZEN BEAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9595 PG 218

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* John Edward Bean,Jr. and wife,Daphne Couzen Bean

the within named 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* 7th *day of* February, *19*95.

Notary Public

Commission expires 9/21/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

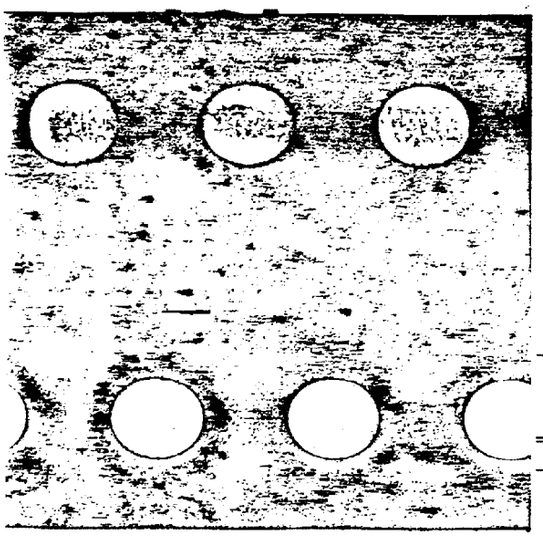
34157
IDENTIF. ↑ REFERENCE

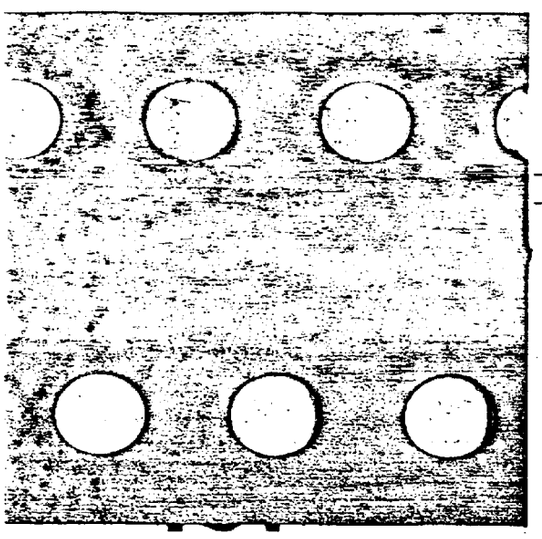
95 FEB 14 PM 3:09
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM
John Edward Bean, Jr.
and wife, Daphne Couzen Bean

TO
Carl H. Walker, Jr.
408 Lakehurst Drive
Nashville, TN 37206





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9595 PG 219

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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 8.00
TOTAL 175.50
CHECK 175.50

02/14/95 01 03:08 0001 1741

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34157
IDENTIF. # REFERENCE

95 FEB 14 PM 3:09

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 881452