BOOK 9622PG835

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Bobby J. Fagan	First Bank & Trust	MAP and PARCEL
Nancy R. Fagan	Attn: Tax Dept.	
4236 Woods Street	1691 North Mt. Juliet Road	64-9-143
Old Hickory, TN 37138	Mt. Juliet, TN 37122	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Clinton K. Walker and Teresa J. Walker, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Bobby J. Fagan and Nancy R. Fagan, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 46 on the Plan of Berryville, W. A. Bryan's Subdivision of the Berry Tract, Block 4, of record in Book 421, Page 117, Register's Office, Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.

Being the same property conveyed to Clinton K. Walker and wife, Teresa J. Walker, by deed from Ruby Irene Cotham, of record in Book 6526, Page 294, Register's Office for Davidson County, Tennessee.

This is property with a common address of 4236 Woods Street, Old Hickory, TN 37138.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 421, Page 117, said Register's office and all matters therein.

95 MAR 20 PM 12:08

IDENTIF. & REFERENCE

43477

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $66,500.00

Bobby J. Fagan
Affiant

Subscribed and sworn before me this 15th day of March, 1995.

Notary Public

My Commission Expires: 1-24-98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **15th** day of **March, 1995**.

Clinton K. Walker

Teresa J. Walker

STATE OF TENNESSEE
COUNTY OF Davidson

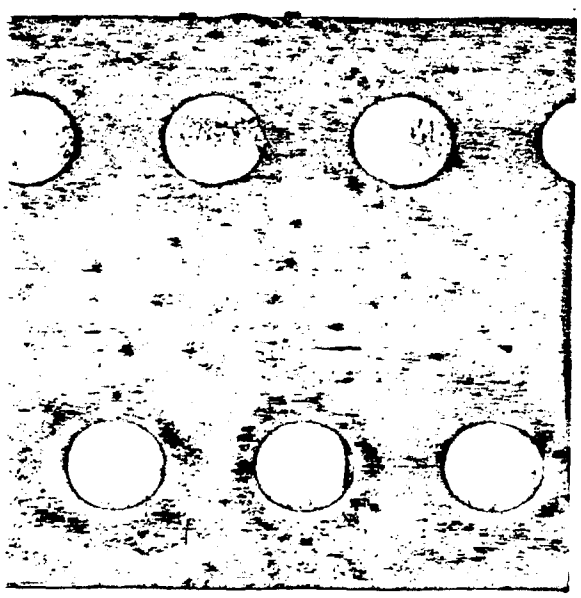
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Clinton K. Walker and Teresa J. Walker, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **15th** day of **March, 1995.**

Notary Public
My Commission Expires: 1-24-98

File No. 9503-081

1240 33/20 01.01 03CHECK 255.05



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

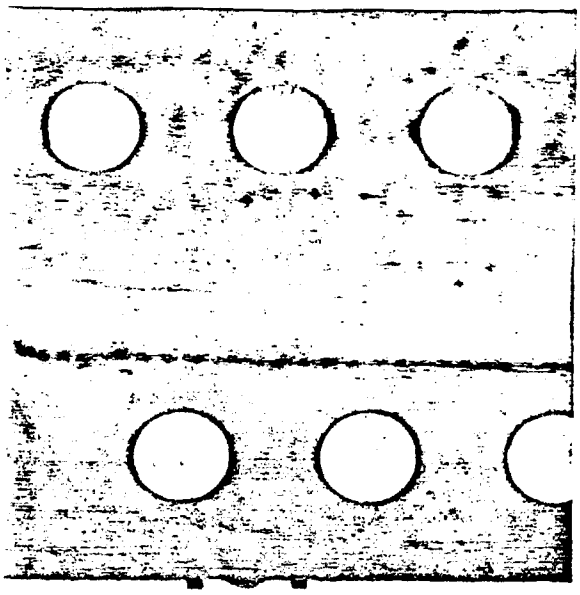
FOR _____

BOOK 9622PG837

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 66500.00
CON TX 246.05
PRFEE 1.00
MTGFEE 8.00
TOTAL 255.05
CHECK 255.05
03/20/95 01 12:10 0001 1940



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43477
IDENTIF. & REFERENCE

95 MAR 20 PM 12:09

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

No. 891517