File Box 51-A

BOOK 9672PG142

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
Scott Allen Deering and Angela C. Walker
2952 McGavock Pike
Nashville, TN 37214

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 073-12
GROUP
PARCEL 101

WARRANTY DEED

1181 05/15 0101 03CHECK 428.51

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Kaye Golden-Wright and Eugene M. Golden, as Co-Executors of The Estate of Katherine P. Golden,(deceased), hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Scott Allen Deering and Angela C. Walker, both unmarried, as joints tenants with the right of suvivorship, 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:

Being lot number 15 on the plan of George I. Waddey's Subdivision called "Sunset View", not of record, described according to a survey made by J. W. Carrigan, Surveyor, October 26, 1945, as follows:

Beginning on the Easterly margin of McGavock Pike at the corner of lots 14 and 15; thence with the line between said two lots, Eastwardly, 439.8 feet to the top of bluff and down said bluff to the low water mark of the Cumberland River; thence with said low water mark Northwardly, 100 feet, more or less, to the corner of lots 15 and 16; thence Westwardly to the top of the bluff, and continuing in the same direction 433 feet to the Easterly margin of McGavock Pike; thence with the margin of said Pike, Southwardly, 100 feet to the beginning.

BEING the same property conveyed to John Russell Golden and wife, Katherine Golden, by deed from Nellie M. Gower, unmarried, as of record in Book 2299, page 634, Register's Office for Davidson County, Tennessee. The

said John Russell Golden died on September 28, 1984, and was survived by his wife, Katherine Golden. The said Katherine Golden having since died on FEB 11, 1995.

This is improved property known as 2952 McGavock Pike, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Scott Allen Deering and Angela C. Walker, both unmarried, as joint tenants with the right of survivorship, their heirs and assigns, forever; and We, Kaye Golden-Wright and Eugene M. Golden as Co-Executors of The Estate of Katherine P. Golden, (deceased), 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands on the day and year subscribed by each of us.

The Estate of Katherine P. Golden

Kaye Golden-Wright - 5/12/95
Kaye Golden-Wright, Co-Executor date

Eugene M. Golden 5/15/95
Eugene M. Golden, Co-Executor date

STATE OF TEXAS)
COUNTY OF Collin)

Personally appeared before me, KAYE GOLDEN-WRIGHT, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Co-Executor of the Estate of Katherine P. Golden** the maker or a constituent of the maker and she is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office this 12th day of May, 1995.

Edith Howard
Notary Public

My Commission Expires: 9-2-97

EDITH HOWARD
Notary Public
State of Texas
Commission Expires 9-2-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Eugene M. Golden, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Co-Executor of the Estate of Katherine P. Golden** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office this 15 day of May, 1995.

Margaret Jane Stuart
Notary Public

My Commission Expires: May 28, 1995

MARGARET JANE STUART NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $112,300.00.

AFFIANT

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

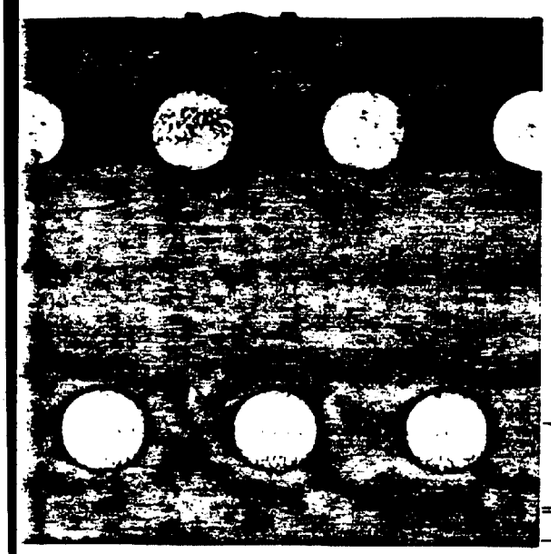
Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

MARGARET JANE STUART NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

60913
IDENTIF. & REFERENCE

95 MAY 15 PM 3:37
FELIX Z. GILBERT REGISTER
DAVIDSON COUNTY, TN.



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

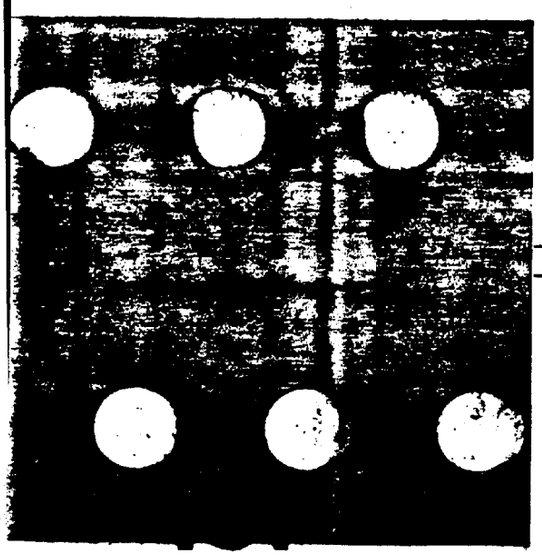
RECEIVED OF _____

FOR _____

BOOK 9672 PG 145

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 112300.00
CON TX 415.51
PRFEE 1.00
WDEED 12.00
TOTAL 428.51
CHECK 428.51

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1181

60913
IDENTIF. & REFERENCE

95 MAY 15 PM 3:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 910553