mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Johnny H. Walker, et ux 221 McMahon Road Goodlettsville, TN 37072	Same as New Owner	Map 17 Parcel 248 Field Book 10D 20298

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, AARON WALKER and wife, ROBIN MARIE WALKER, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JOHNNY H. WALKER and wife, LUCY R. WALKER, hereinafter referred to as 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. No. 11 on the Plan of Glaser Properties, Section 2, of record in Book 4955, page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Aaron Walker and wife, Robin Marie Walker, by deed from Paul Stephans of record in Book 8547, page 561, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is: 227 McMahon Road, Goodlettsville, TN 37072.

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

And WE, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1995, which are a lien but not yet due and payable, which have been prorated and will be paid in full by the GRANTEES when they become due and payable.

2. Those matters as they appear on the Plan of record in Book 4955, page 114, and in Book 6200, page 835, said Register's Office.

3. Subject to all rights and obligations arising out of common ownership of the private road known as McMahon Road, pursuant to agreement between Charles V. Glaser, et ux and William D. Patton, et al, of record in Book 6056, page 969, said Register's Office.

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DAVIDSON COUNTY, TN.

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And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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WITNESS our hands on this the 1st day of August, 1995.

"GRANTORS"

AARON WALKER

ROBIN MARIE WALKER

"GRANTEES"

JOHNNY H. WALKER

LUCY R. WALKER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AARON WALKER and wife, ROBIN MARIE WALKER, and JOHNNY H. WALKER and wife, LUCY R. WALKER, 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, at office, this the 1st day of August, 1995.

NOTARY PUBLIC

My Commission Expires:

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES:
JULY 26, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Affiant

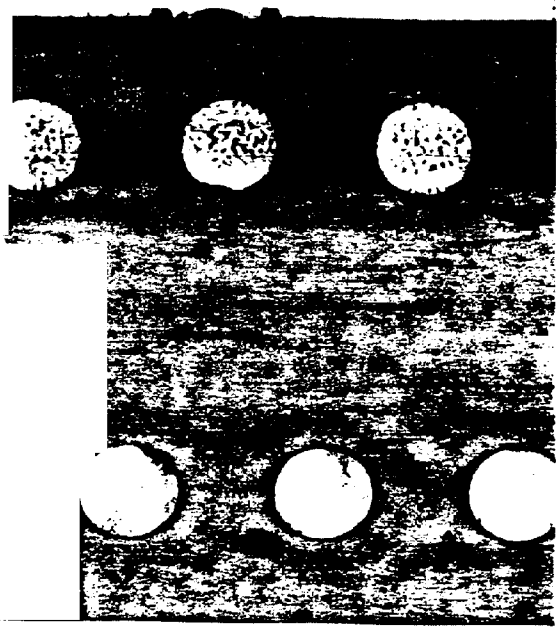
Sworn to and subscribed before me, this the 1st day of August 1995.

NOTARY PUBLIC

My Commission Expires:

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES:
JULY 26, 1997

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

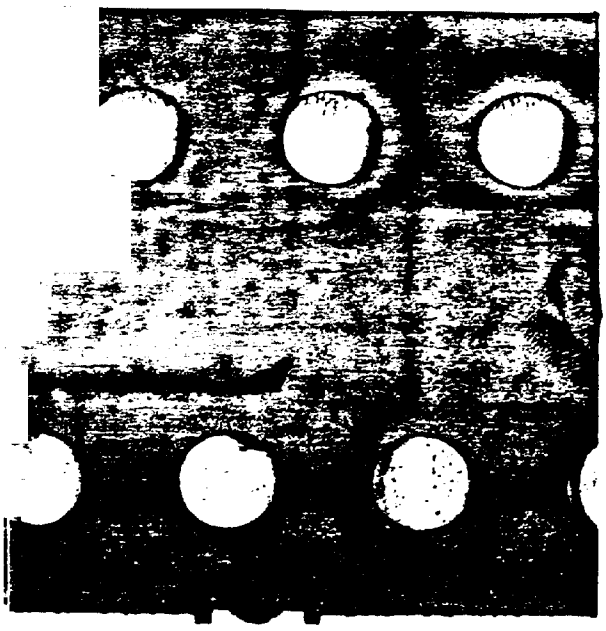
RECEIVED OF _____

FOR _____

BOOK 9783 PG 138

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	20000.00
CON TX	74.00
PRFEE	1.00
WDEED	8.00
TOTAL	83.00
CHECK	83.00

09/05/95 01 08:54 0001 9870

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00963611
IDENTIF. & REFERENCE

95 SEP -5 AM 8:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 948772