BOOK 9792PG696

261

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Roger D. Walker Sherry T. Walker 516 Annex Avenue Nashville, TN 37209	Boatmen's National Mortgage, Inc. 4041 Knight Arnold Rd. Memphis, TN 38118	Map 090-120 Parcel 153.00

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Timothy Simsons and wife, Polly S. Simsons, (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto Roger D. Walker and wife, Sherry T. Walker (the "Grantees"), Grantees's 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. 169 on the Plan of Charlotte Park, Section II, of record in Book 2663, pages 22 and 23, Register's Office or Davidson County, Tenessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy Simons and wife, Polly S. Simons by Warranty Deed from Patsy K. Richmond, unmarried of record in Book 9152, page 713, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1995 and subsequent years and easements of record.

This conveyance is subject to restrictive covenants contained in Book 2689, page 38, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to a sewer easement of record in Book 2593, page 566, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 516 Annex Avenue, Nashville, Tennessee 37209.

0099525
IDENTIF. & REFERENCE

95 SEP 12 PM 1:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $79,000.00.
[
[Affiant
[Subscribed and sworn to before me this
[08th day of September, 1995.
[
[Notary Public
[
[My Commission Expires 7-24-99

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's 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 good right to convey it, and the same are unencumbered except as set forth hereinabove.

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.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 8th day of September, 1995.

Timothy Simons

Polly S. Simons

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

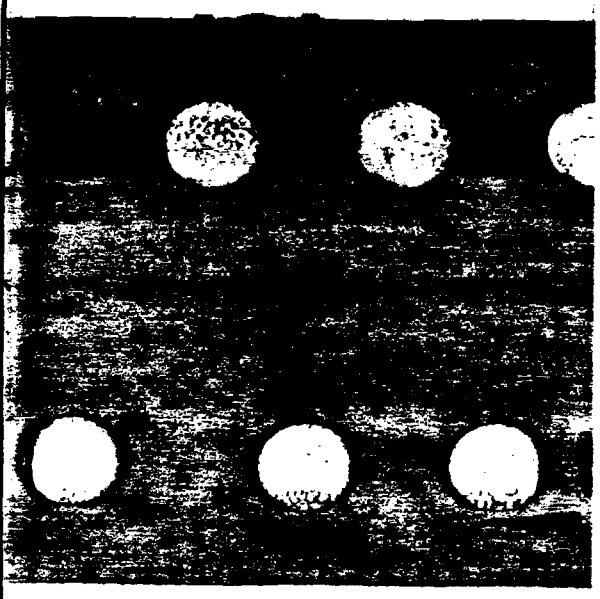
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Timothy Simons and wife, Polly S. Simons**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of September, 1995.

Notary Public

My Commission Expires: 3-6-99

3557 09/12 0101 03CHECK 301.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

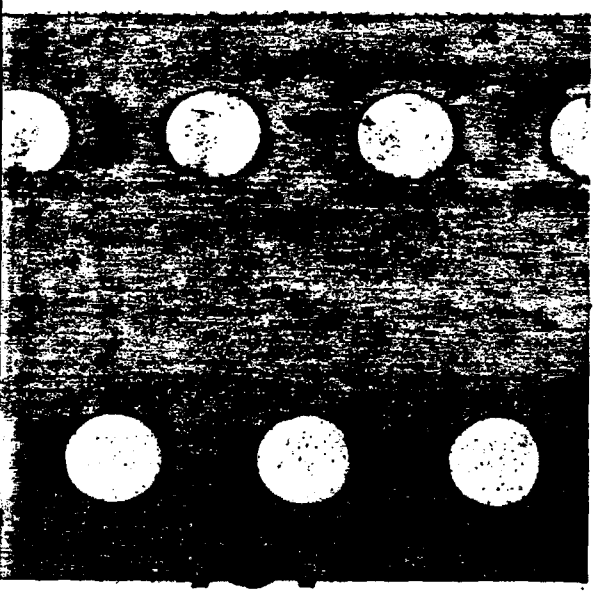
RECEIVED OF _____

FOR _____

BOOK 9792 PG 698

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 79000.00
CON TX 292.30
PRFEE 1.00
WDEED 8.00
TOTAL 301.30
CHECK 301.30

09/12/95 01 13:53 0001 3257

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0099525
IDENTIF. ↑ REFERENCE

95 SEP 12 PM 1:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 952128