WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

BOOK 9898 PG 514

THIS INDENTURE, made and entered into as of the **20th** day of **December, 1995** by and between

EVERETT S. WALKER and BIRDIE C. WALKER, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

SHERMAN HATTEN, JR. and REBECCA HATTEN, HUSBAND AND WIFE ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF LOT 9 IN FAIDVIEW SUBDIVISION AS OF RECORD IN BOOK 1130, PAGE 54, REGISTER'S OFFICE FOR SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER OF LOTS 8 & 9 IN THE SOUTH MARGIN OF WEST HAMILTON ROAD 637.8 FEET FROM THE CENTER OF DRAKES BRANCH ROAD, RUNNING THENCE WITH SAID MARGIN SOUTH 85 DEGREES 11' EAST 87 FEET TO AN IRON PIN; THENCE SOUTH 6 DEGREES 29' WEST 289.7 FEET; THENCE SOUTH 78 DEGREES 29' WEST 92.5 FEET; THENCE NORTH 6 DEGREES 29' EAST 315.8 FEET TO THE BEGINNING.
BEING THE SAME PROPERTY CONVEYED TO EVERETT S. WALKER AND WIFE, BIRDIE C. WALKER BY DEED FROM O'CONNOR HOMES OF NASHVILLE, INC., OF RECORD IN BOOK 3801, PAGE 54, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,
and that the title and quiet possession thereto Grantor will warrant and forever defend 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Everett S. Walker
EVERETT S. WALKER

Birdie C. Walker
BIRDIE C. WALKER

95 DEC 27 AM 10:03
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

0135068
IDENTIF. # REFERENCE

BOOK 9898 PG 515

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **EVERETT F. WALKER and BIRDIE C. WALKER, HUSBAND AND WIFE** , the within named 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, at office, this **20th** day of **December, 1995**.

Notary Public

Commission Expiration: _____

My Commission Expires SEPT. 18, 1999

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$105,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X Sherman Hatten
Affiant

Subscribed and sworn to before me this **20th** day of **December, 1995.**

Notary Public

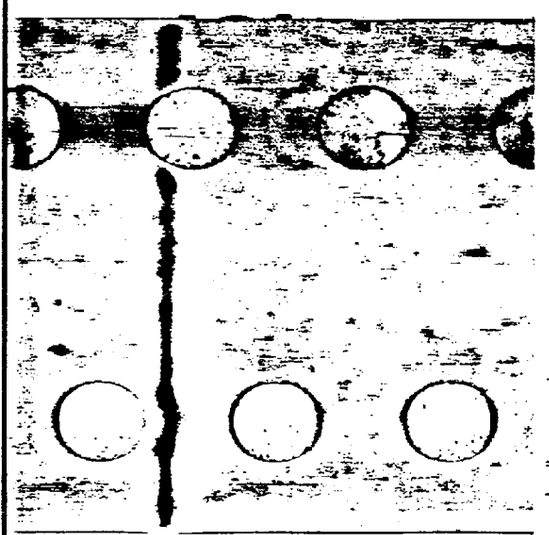
My Commission Expires SEPT. 18, 1999

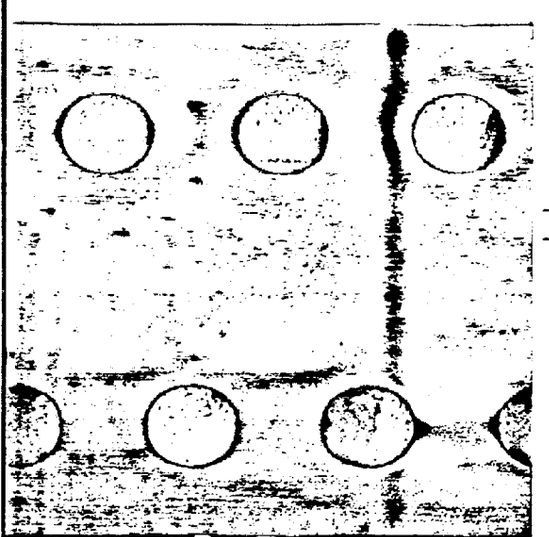
Commission Expiration: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD., NASHVILLE, TN. 37215	SHERMAN HATTEN, JR. REBECCA HATTEN 4007 WEST HAMILTON RD NASHVILLE, TN. 37218	4007 WEST HAMILTON RD NASHVILLE, TN. 37218 MAP PARCEL NUMBER 69-3-72.01/13DA51625

94 12 27 0161 03CHECK 397.50





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

RECEIVED OF _____

FOR _____

BOOK 9898 PG 516

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

CONT

MTGFEE 8.00
TOTAL 8.00
CHECK 105000.00
MOR TX 388.50
PRFEE 1.00
TDEED 8.00

12/27/95 01 10:08 0001 1575

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 397.50

CHECK 397.50

12/27/95 01 10:07 0001 1574

0135068
IDENTIF. ↑ REFERENCE

95 DEC 27 AM 10:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Total $397.50

VOID
MAMT 105000.00-
CAMT 105000.00
VOID
MOR TX 388.50-
DON TX 388.50
VOID
TDEED 8.00

CONT

No. 989970