FILE BOX 45

WARRANTY DEED

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE .
COUNTY OF DAVIDSON
BOOK 9909 PG 667

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,890.00

Cynthia E. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emmett E. Walker (NAME)	First Trust Mortgage Company (NAME)	MAP 75
4413 Andrew Jackson Parkway (ADDRESS)	P.O. Box 17257 (ADDRESS)	GROUP 7
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (CITY) (STATE) (ZIP)	PARCEL 42

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jim M. Bevans, III and wife, Carol G. Bevans

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Emmett E. Walker and wife, Cynthia E. Walker

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:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Tulip Grove, Section 2, as of record in Book 3700, Page 122, Register's Office for Davidson County, Tennessee.

Said Lot No. 85 fronts 97.0 feet on the southeasterly side of Andrew Jackson Parkway and extends back 180.85 feet on the northeasterly line and 188.12 feet on the southwesterly line to a deed line in the rear, measuring 78.53 feet thereon.

BEING the same property conveyed to Jim M. Bevans, III and wife, Carol G. Bevans by deed from William Hardison Bevans and wife, Debra L. Bevans, of record in Book 8819, Page 117, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4134, Page 51, Register's Office for said County.

4817 01/04 0101 03CHECK 352.73

unimproved ( )
This is improved (X) property, known as 4413 Andrew Jackson Parkway, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 2nd day of January 19 96

Jim M. Bevans, III

Carol G. Bevans

BOOK 9909 PG 663

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 Jim M. Bevans, III and wife, Carol G. Bevans

the bargainor S 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 2nd day of January 19 96.

Commission expires January 20, 1999

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

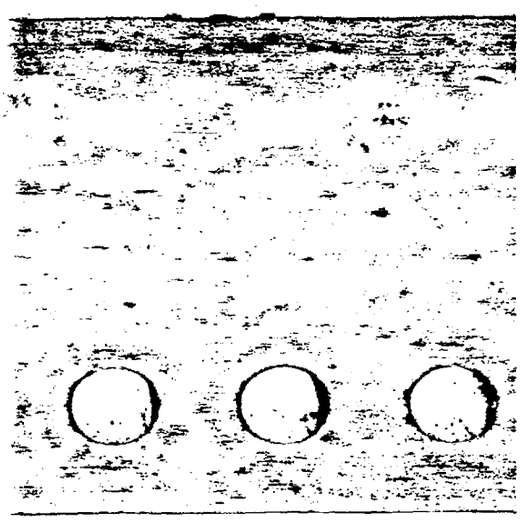
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

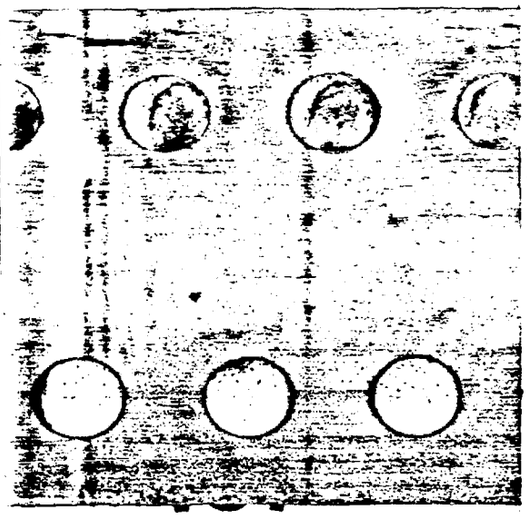
My commission expires _____

_____
Notary Public

0138104
IDENTIF. & REFERENCE

96 JAN -4 PM 3:50
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9909 PG 669

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 92890.00
CON TX 343.73
PRFEE 1.00
WDEED 8.00
TOTAL 352.73
CHECK 352.73

01/04/96 01 16:01 0001 4817

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0138104
IDENTIF. A REFERENCE

96 JAN -4 PM 3:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 993173