Bk 5

BOOK 9914 PG 603

STATE OF TENNESSEE
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: 4-26-98

(AFFIX SEAL)

Michael T. Haley, Atty. THIS INSTRUMENT WAS PREPARED BY
SMS/Strategic Mortgage Services, Inc. 1100 Kermit Dr. #204 Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills:	MAP-PARCEL NUMBER
Derrick L. Davis et ux (NAME)	~~Same~~ 2900 LEE DAVIS RD (NAME)	48/246.00
4517 Winston Drive (STREET ADDRESS OR ROUTE NUMBER)	NASHVILLE, TN 37216 (STREET ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (P.O ZIP)	

FOR AND IN 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, Winston Walker and wife, Joan M. Walker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS TO TRANSFER AND CONVEY UNTO Derrick L. Davis and wife, Dulcey A. Davis

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 7, Winston Estates, Section II, of record in Book 7900, page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS that portion of land sold in Book 8169, pages 495 and 499, in the Register's Office for Davidson County, Tennessee. (Sewer Lines)

Being a portion of the property conveyed to Winston Walker and wife, Joan M. Walker, by deed from Oliver H. Dale and wife, Claudine M. Dale, dated August 26, 1980, recorded September 4, 1980, in Book 5646, page 752, Register's Office for Davidson County, Tennessee.

Subject to the following: 1996 Davidson County taxes, which have been prorated as of the date of deed and assumed by the Grantees; easements, setback lines, and certain restrictions of record in Plat Book 7900, page 108, said Register's Office; restrictions of record in Book 8067, page 497, said Register's Office, and to any other restrictions, easements or conditions of record.

unimproved (X)
This is improved ( ) property, known as 4517 Winston Drive Nashville Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said trace 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 9th day of January, 19 96

Winston Walker

Joan M. Walker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned BOOK 9914 PG 613, a Notary Public in and for said County and State, the within named Winston Walker and wife, Joan M. Walker

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 9th day of January, 19 96

Teresa L. Hearn Notary Public

Commission Expires 9-26-98

TERESA L HEARN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19_____

_____ Notary Public

Commission Expires _____

WARRANTY DEED

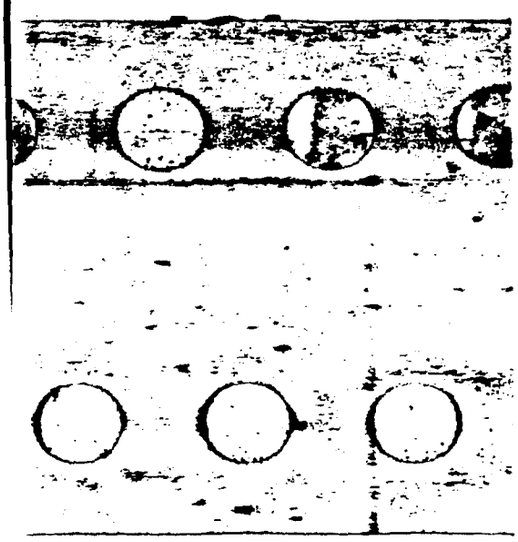
FROM
Winston Walker and wife,
Joan M. Walker

TO
Derrick L. Davis and wife, Dulcey A. Davis

6715 01/11 0101 03CHECK 119.63

0139874
IDENTIF. & REFERENCE

96 JAN 11 AM 9:55
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9914 PG 611

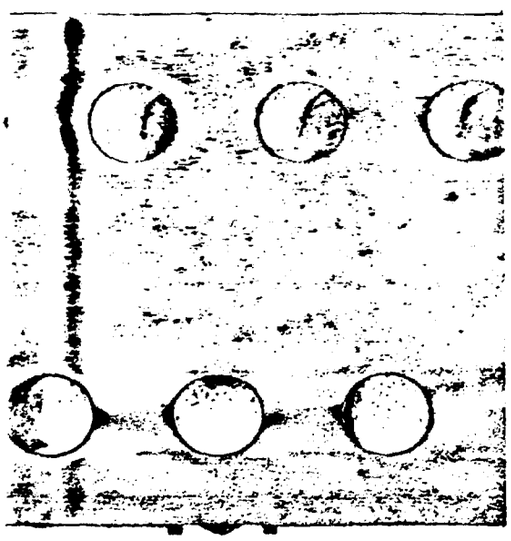
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 29900.00
CON TX 110.63
PRFEE 1.00
WDEED 8.00
TOTAL 119.63
CHECK 119.63

01/11/96 01 09:56 0001 6715

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0139874
IDENTIF. & REFERENCE

96 JAN 11 AM 9:55
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 995045