10725-1

14-H

WARRANTY DEED

BOOK 9941 PG 789

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 96

Notary Public

MY COMMISSION EXPIRES July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
KATHLEEN CALLIGAN (NAME)	FIRST COMMERCIAL BANK (NAME)	MAP 61-8
1232 Eastdale Avenue (ADDRESS)	301 Washington Street (ADDRESS)	PARCEL 195
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Huntsville, AL 35801 (CITY) (STATE) (ZIP)	15DZ-23380

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, MARK ERWIN WALKER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHLEEN CALLIGAN

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 the northeasterly 55 feet of Lot No. 8 of Block "H" on the Plan of Jackson Park, Section No. 2, as of record in Book 843, page 21, said Register's Office; and Lot No. 10 of Block "H" on the Plan of Jackson Park, Section No. 3, not of record, described together as follows:

BEGINNING on the southeasterly margin of Eastdale Avenue at a point 20 feet northeast of the corner of Lots Nos. 6 and 8 of Block "H" on said Plan of Jackson Park, Section No. 2; thence with said avenue northeastwardly 165 feet to the corner of Lots Nos. 10 and 11 on said unrecorded plan; thence with the line between said two lots southeastwardly 250 feet; thence westwardly 115 feet to the corner of said Lots Nos. 8 and 10; thence with the southeasterly line of said Lot No. 8 southwardly 55 feet; thence northwestwardly 175 feet to the beginning.

BEING the same property conveyed to Mark Erwin Walker and wife, Jan C. Walker, by Deed from Joe H. Corley, of record in Book 5806, Page 662, Register's Office for Davidson County, Tennessee. The said Jan C. Walker (a.k.a) Jan Diane Walker having quitclaimed her interest in the property to Mark Erwin Walker by Quitclaim Deed of record in Book 9644, page 273, Register's Office of Davidson County, Tennessee.

CONTINUED

This is unimproved ( ) improved (X) property, known as 1232 Eastdale Avenue, Nashville, TN 37216
(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 my hand this 31st day of January 19 96

Mark Erwin Walker

MARK ERWIN WALKER

BOOK 9941 PG 790

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 MARK ERWIN WALKER, UNMARRIED

the bargainor _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 31st day of January 19 96.

Commission expires July 26, 1997

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

CONTINUATION

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

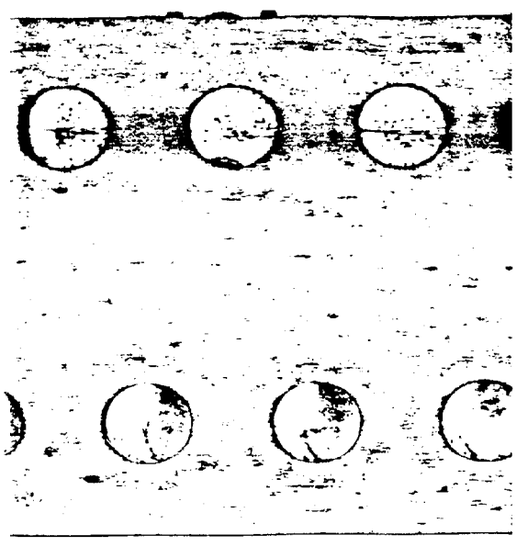
0148295

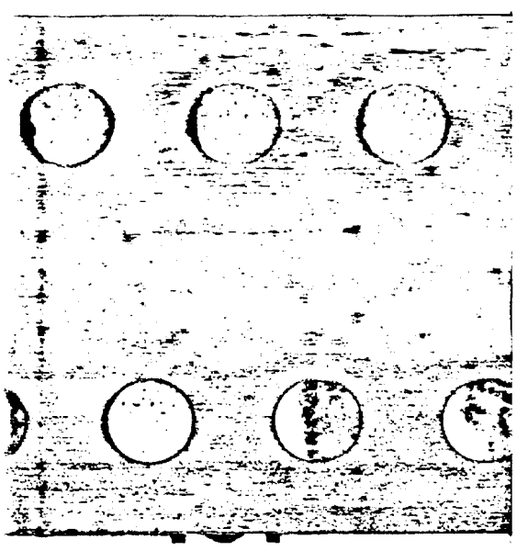
IDENTIFICATION REFERENCE

96 FEB -8 AM 8:24

FILED & RECORDED
DAVIDSON COUNTY, TN.

5763 02/08 0101 03CHECK 599.15





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

RECEIVED OF _____

FOR _____

BOOK 9941 PG 791

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 159500.00
CON TX 590.15
PRFEE 1.00
WDEED 3.00
TOTAL 599.15
~~CASH 599.15~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/08/96 01 08:27 0001 5763

0148295
IDENTIF. ↑ REFERENCE

96 FEB -8 AM 8:24
FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 1003979