This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

P. 9978 663

ADDRESS NEW OWNER:
Markie Jean Sanders
927 West Cahal Avenue
Nashville, Tennessee 37206

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Chemical Mortgage Company
200 Old Wilson Bridge Road
Worthington, Ohio 43085-8500

MAP AND PARCEL:
MAP 72-9
PARCEL 342
15DA-02335

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Margaret B. Walker, a widow hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Markie Jean Sanders, a single person, aka Martha Jean Sanders, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 104, on the Plan of Irvington, of record in Plat Book 843, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Leonard H. Walker and wife, Margaret B. Walker, by deed from Administrator of Veterans Affairs of record in Book 6096, Page 389, Register's Office for Davidson County, Tennessee. Leonard H. Walker having since died.

This is the same description as in previous deed of record.

Grantee herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain deed of trust made by Leonard H. Walker and wife, Margaret B. Walker to Administrator of Veterans Affairs, which deed of trust is recorded in the office of the Register of Deeds of Davidson County, Tennessee, in Book 6096, Page 392, and note of even date thereby secured, in the original principal amount of $35,000.00, payable now to Chemical Mortgage Company. And for the same consideration Grantee hereby assume the obligations of Leonard H. Walker, deceased, and wife, Margaret B. Walker, under the terms of the instruments creating the loan to indemnify the Department of Veterns Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of chapter 37, title 38, of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property. The escrow account and insurance transferred to Grantee. Loan No. 2033011.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

This is improved property known as 927 West Cahal Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Markie Jean Sanders, unmarried, her heirs and assigns, forever;

and I, Margaret B. Walker, a widow do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BK/ 9978PG664

Witness my hand this the 11th day of March, 1996.

Margaret B. Walker
Margaret B. Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Margaret B. Walker, a widow the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 11th day of March, 1996.

Gene W. Floyd
NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 43,745.79.

Marbie Jean Sanders
AFFIANT

Subscribed and sworn to before me this 11th day of March, 1996.

Gene W. Floyd
NOTARY PUBLIC
My Commission Expires: 3/22/97

ASSIGNMENT OF INSTALLMENT CONTRACT FOR SALE OF REAL ESTATE

FOR VALUE RECEIVED, I/we Margaret B. Walker

purchaser(s) under an Installment Contract for Sale of Real Estate, dated [illegible] 9978 PG 665

from the Secretary of Veterans Affairs, covering premises

located at 927 West Cahal, Nashville, TN 37206 do hereby assign,

transfer and set over to Markie Jean Sanders , as

assignee(s) all my/our right, title and interest in and to said contract, together with any sum now on deposit in the Tax and Insurance Account required to be maintained by the terms of said contract and any and all policies of Insurance covering said property.

It is understood and agreed that I/we, as purchaser(s), remain fully responsible for the performance of all the terms of said contract of sale until the full amount of the purchase price specified therein is paid.

The assignee(s) by the acceptance of this assignment agree to all the terms and conditions of the above described contract of sale and will faithfully perform all the obligations contained therein.

3250 03/14 0101 03CHECK 174.86

Dated: March 11, 1996

Margaret B. Walker
Margaret B. Walker

Purchasers

Markie Jean Sanders
Assignees
Markie Jean Sanders

Address(es): _____

015994

IDENTIF. ↑ REFERENCE

96 MAR 14 AM 9:25

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Note: The above assignment must be signed by all parties named as purchasers in the Installment Contract of Sale and by the assignees. The original thereof should be affixed to the original contract after execution.

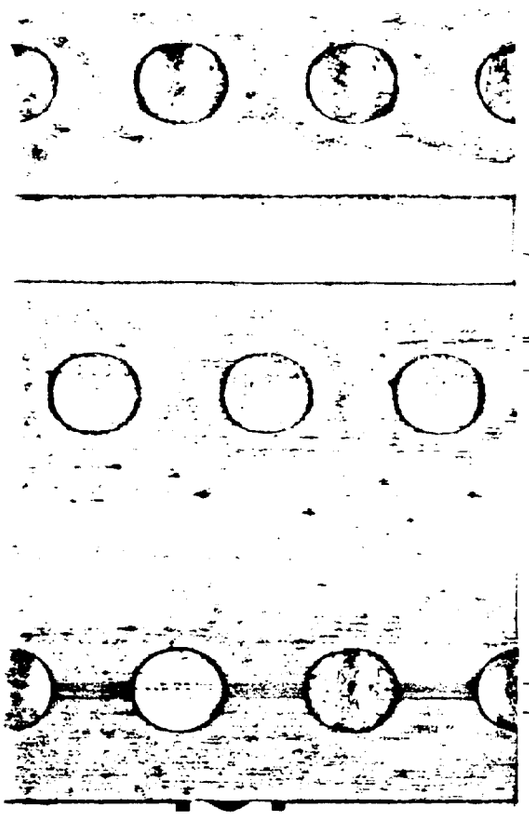
VA FORM AUG 1960 **26-1857**



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BK/PG 9978/666

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 43745.79
CON TX 161.86
PRFEE 1.00
WDEED 12.00
TOTAL 174.86
CHECK 174.86

03/14/96 01 09:26 0001 8250

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0159941
IDENTIF. ← REFERENCE

96 MAR 14 AM 9:25
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1016323