0208794

IDENTIF. & REFERENCE

B0436 P00

THIS INSTRUMENT PREPARED BY:
DOUGLAS A. BRACE
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

96 JUL 30 AM 10:59

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 10137 PG 375

Name and Address of New Owner:
Randi N. Luna and Candie D. Hopkins
371 Huntington Ridge Drive
Nashville, Tennessee 37221

Send Tax Bills To:
FT Mortgage Services
8001 North Stemmons Freeway
Dallas, Texas 75247

Street Address of Subject Property:
371 Huntington Ridge Drive
Nashville, Tennessee 37221

Map-Parcel No:
Map 161-11-0-A
Parcel 29.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DOUGLAS A. WALKER AND WIFE, VICKI NEWSOM WALKER,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **RANDI N. LUNA AND CANDIE D. HOPKINS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 29 on the Plat of Huntington Ridge Townhouse, of record in Plat Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Douglas A. Walker and wife, Vicki Newsom Walker by deed from William Stephen Womack and wife, Peggy Jones Womack, of record in Book 6363, page 991, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 1996 Davidson County taxes which have been prorated between the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 4675, page 9, Register's Office for Davidson County, Tennessee;

3. Declaration of Covenants, Conditions and Restrictions of record in Book 4729, page 687, as amended in Book 4889, page 905 and in Book 5394, page 243, said Register's Office.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands this 26th day of July, 1996.

DOUGLAS A. WALKER

VICKI NEWSOM WALKER

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

On this 26th day of July, 1996, before me personally appeared Douglas A. Walker and wife, Vicki Newsom Walker, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

Notary Public

NOTARY PUBLIC AT LARGE
My Commission Expires:
January 24, 1998
STATE OF TENNESSEE

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $85,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of July, 1996.

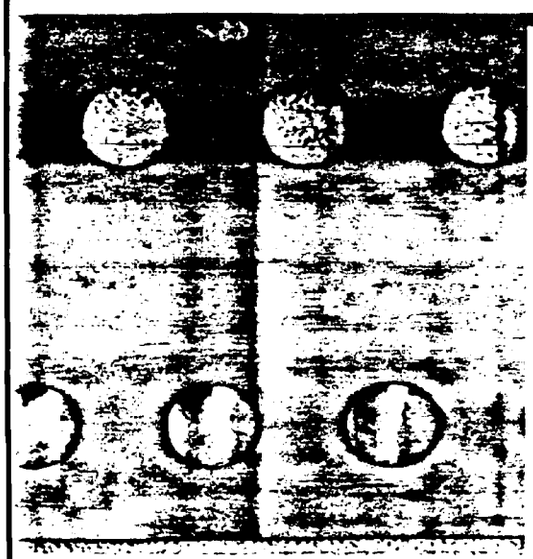
NOTARY PUBLIC

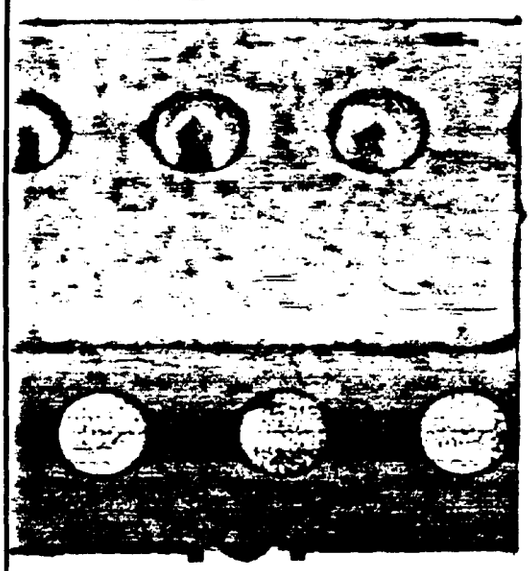
My commission expires:_____

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

0865 07/30 0101 03CHECK 327.50





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

RECEIVED OF _____

FOR _____

BOOK 10137 PG 378

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 85000.00
				CON TX 314.50
				PRFEE 1.00
				MDEED 12.00
				TOTAL 327.50
				CHECK 327.50
07/30/96		01		11:01 0001 0865

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0208794
IDENTIF. ↑ REFERENCE

96 JUL 30 AM 10: 58

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1068462