Box 17

WARRANTY DEED

BOOK 10155 PG 825

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Linda L. Spencer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August 19 96

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/28/97

(AFFIX SEAL)

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda L. Spencer (NAME)	FT Mortgage Companies d/b/a First TN Mtg. Co., Inc (NAME)	MAP 61-2
4501 Graycroft Avenue (ADDRESS)	P.O. Box 146 (ADDRESS)	PARCEL 43
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	12DZ13680

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, Ronald L. Walker and Barbara A. Walker, heirs at law of Viola V. Walker, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda L. Spencer

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. 260 on the Plan of Gra-Mar Acres, Section 7, of record in Book 2331, page 80, Register's Office for said County, described as follows:

Beginning on the westerly margin of Graycroft Avenue at the corner of Lot Nos. 260 and 282; thence with the line between said two lots westwardly 120 feet; thence South 7 deg 08' West 122.66 feet to the northerly margin of Joyce Lane; thence with said lane, eastwardly 141 feet to the beginning of a curve; thence around said curve with a radius of 20 feet northeastwardly 36.39 feet to the westerly margin of Graycroft Avenue; thence with the same, northwardly 153.87 feet to the beginning.

Being the same property conveyed to Walter T. Walker and wife, Viola V. Walker by deed from Faron Young and wife, Hilda Margot Young of record in Book 3433, page 321, Register's Office for Davidson County, TN. The said Walter T. Walker having died and the property vested in Viola V. Walker by estate by the entireties and Viola V. Walker having since died and her heirs at law being Ronald L. Walker and Barbara A. Walker.

This conveyance is subject to any and all existing easements of record.

CONTINUED

unimproved ( )
This is improved (X) property, known as 4501 Graycroft 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 our hand s this 12th day of August 19 96

Ronald L. Walker

Barbara A. Walker

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 Ronald L. Walker and Barbara A. 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 14th day of August 19 96.

Commission expires 11/22/97

NOTARY PUBLIC AT LARGE

Laura A. Beasley
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

LEGAL DESCRIPTION CONTINUATION

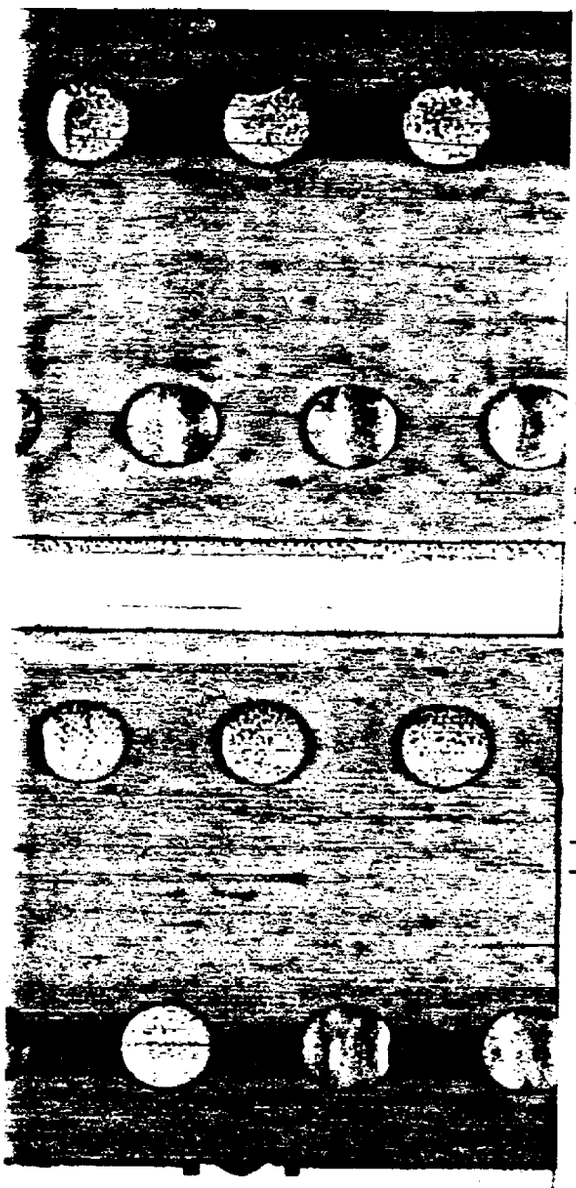
Taxes for the year 1996 are prorated and assumed by the Grantee herein.

The legal description is the same as the previous deed of record.

02114277
IDENTIF. ↑ REFERENCE

96 AUG 14 AM 8:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5754 08/14 0101 03CHECK 332.75



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

RECEIVED OF _____

FOR _____

BOOK 10155 PG 827

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 87500.00
				CON TX 323.75
				PRFEE 1.00
				WDEED 8.00
				TOTAL 332.75
				CHECK 332.75
08/14/96	01			08:57 0001 6754

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02114277
IDENTIF. ↑ REFERENCE

96 AUG 14 AM 8:54
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1019332