BOOK 10283 PG 691

BOX #19B

G#96-12-5K

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Joseph T. Cavallo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December 19 96

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
JOSEPH T. CAVALLO (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	MAP 086-09
3225 Dockside Drive (ADDRESS)	P. O. Box 105076 (ADDRESS)	PARCEL 046
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Atlanta, GA 30348-5076 (CITY) (STATE) (ZIP)	FB #04D-93569

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, EDGAR GENE WALKER, UNMARRIED, AND STANLEY KIETH WALKER AND WIFE, KATHY J. JONES-WALKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH T. CAVALLO, A SINGLE PERSON

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. 54 on the Plan of Lakeside Woods Estates, Section Three, as of record in Book 7900, Pages 218, 219, and 220, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Edgar Gene Walker, unmarried, and Stanley Kieth Walker, a married man, by Deed from Steven E. Sellers, of record in Book 9907, Page 575, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 8225, Page 335, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and were paid by the Grantors herein.

KATHY J. Jones-Walker, spouse of the above named Stanley Kieth Walker, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS instrument is being executed in behalf of Stanley Kieth Walker and wife, Kathy J. Jones-Walker, pursuant to a Power of Attorney executed by them on the

CONTINUED

This is unimproved ( ) improved (X) property, known as 3225 Dockside Drive, Hermitage, TN 37076
(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 6th day of December 1996

Edgar Gene Walker
EDGAR GENE WALKER

Stanley Kieth Walker
Edgar Gene Walker
STANLEY KIETH WALKER
By: EDGAR GENE WALKER, ATTORNEY-IN-FACT

Kathy J. Jones-Walker
KATHY J. JONES-WALKER
By: Edgar Gene Walker
EDGAR GENE WALKER, ATTORNEY-IN-FACT

DCTN01WC

BOOK 10283 PG 692

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6th day of December, 1996, before me personally appeared EDGAR GENE WALKER, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of STANLEY KIETH WALKER and wife, KATHY J. JONES-WALKER, and acknowledged that he executed the same as the free act and deed of the said EDGAR GENE WALKER and wife, KATHY J. JONES-WALKER.

My Commission Expires: 7/24/99

_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

LEGAL DESCRIPTION CONTINUATION

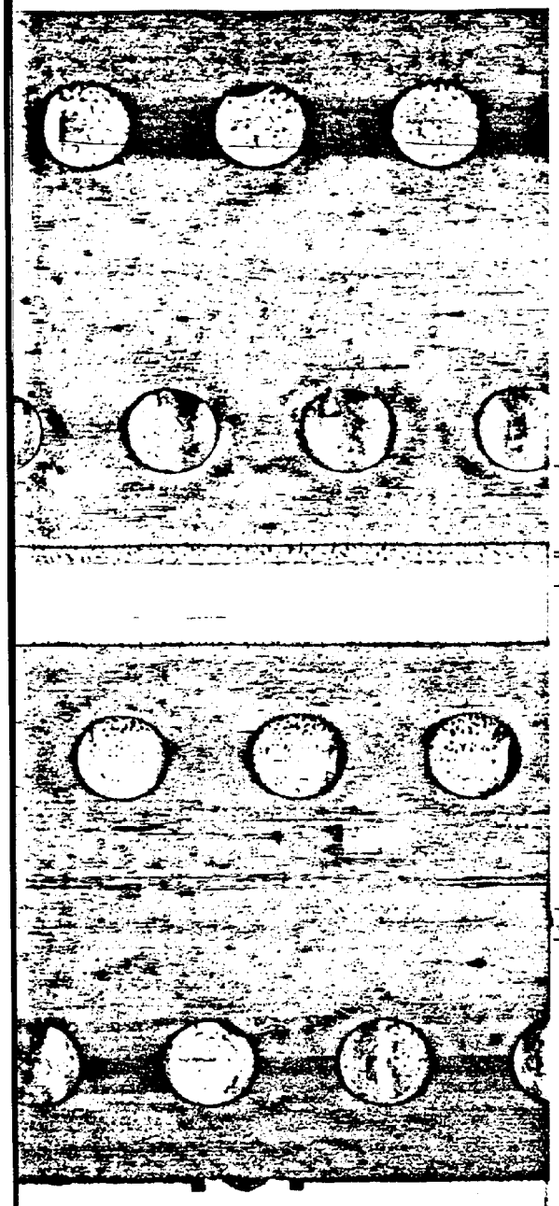
29th day of November, 1996, and being filed for record simultaneously herewith.

025364.3
IDENTIF. # REFERENCE

96 DEC -6 PM 3:17
FELIX Z. WALSONIT REGISTER
DAVIDSON COUNTY, TN.

3139 12/06 0101 03CHECK 349.40

DCTN01WC



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

RECEIVED OF _____

FOR _____

BOOK 10283 PG 693

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 92000.00
				CON TX 340.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 349.40
				CHECK 349.40
			12/06/96 01	15:17 0001 3139

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0253643
IDENTIF. ↑ REFERENCE

96 DEC -6 PM 4:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1095785