THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

BOOK 10339 PG 303

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Aaron T. Walker, et ux 6318 Lickton Pike Goodlettsville, TN 37072	Same as New Owner	Map 119-5 Parcel 278

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DALE M. GARRETT, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto AARON T. WALKER and wife, ROBIN M. WALKER, hereinafter referred to as the "GRANTEES", their heirs and assigns, the GRANTORS' one-half undivided interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in the 6th Civil District of Davidson County, Tennessee, according to a survey made by Hickerson-Miller Engineers and Surveyors dated January 28, 1959, more particularly described as follows:
>
> BEGINNING at a point in the northerly margin of Joiner Avenue at an iron pin; thence South 88 degrees 51 minutes West a distance of 129.0 feet to a point; thence in an arc in a northwest direction of 20.3 feet to a point in the easterly margin of Nolensville Road North 26 degrees 30 minutes west a distance of 109.7 feet to an iron pin; thence North 63 degrees 35 minutes East 219.7 feet to an iron pin; thence, South 0 degrees 51 minutes West 203.5 feet to the point of beginning.
>
> BEING Tract I on the Deed from Aaron's Jewelry & Loan Company, Inc. to Dale M. Garrett and Aaron T. Walker of record in Book 8091, page 343, Register's Office for Davidson County, Tennessee.
>
> The mailing address for said property is: 2612 Nolensville Road, Nashville, TN 37211.
>
> The property description, as hereinabove set forth, is the same as that contained in the previous deed of record.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the taxable year 1997, which are a lien but not yet due and payable, and which have been prorated between the parties and which will be paid, in full, by the GRANTEES, when due.

And I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

BOOK 10339 PG 504

EMMA MARIE GARRETT, wife of DALE M. GARRETT, joins in this conveyance to convey any and all right, title or interest which she may have in the said property, marital or otherwise, but she makes no representations or warranties, whatsoever.

WITNESS our hands on this the 31st day of January, 1997.

"GRANTORS"

DALE M. GARRETT

EMMA MARIE GARRETT

"GRANTEES"

AARON T. WALKER

ROBIN M. WALKER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DALE M. GARRETT and wife, EMMA MARIE GARRETT, and AARON T. WALKER and wife, ROBIN M. WALKER, 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, at office, this the 31st day of January, 1997.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES:
SEPTEMBER 17, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $284,000.00.

Affiant

Sworn to and subscribed before me, this the 31st day of January, 1997.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES:
SEPTEMBER 17, 1997

3019 02/04 0101 03CHECK 1096-80

97 FEB -4 PM 2:10

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

IDENTIFICATION REFERENCE

02269985

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10339 PG 305

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	
				294000.00
			CON TX	1087.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1096.80
			CHECK	1096.80
02/04/97	01		14:11 0001	3019

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97 FEB -4 PM 2:11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

269785

No. 1113535