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 306

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 72-2 Parcel 58

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:

A tract of land situated in the 11th Civil District of Metropolitan Nashville and Davidson County, Tennessee being more particularly described according to a survey prepared by R.L. Montoya-Land Surveying, Inc., as follows:

BEGINNING at an iron rod in the westerly margin of Gallatin Pike, said rod being the southeast corner of the Bobby J. Goad property as evidenced in Deed Book 9991, page 605, Register's Office for Davidson County, Tennessee, also being the northeast corner for this herein described tract of land; thence, leaving said margin and running with a common line North 63 deg. 29' 13" West 125.00 feet to an iron rod being the northwest corner for this tract and the southwest corner of the aforementioned Bobby J. Goad property; thence, South 26 deg. 45' West 100.00 feet to an iron rod, being the southwest corner of this tract and the northwest corner of Charles Krech property as evidenced in Deed Book 5166, page 232, Register's Office for Davidson County, Tennessee; thence, running with a common line to the Krech property South 63 deg. 29' 13" East 125.00 feet to an iron rod in the westerly margin of Gallatin Pike; thence, with said margin North 26 deg. 45' East 100.00 feet to the point of beginning containing 12,500 square feet, or 0.287 acres, more or less.

BEING Tract II 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 the said property is: 3311 Gallatin Road, Nashville, TN 37216.

The property description, as hereinabove set forth, was prepared from a survey dated January 20, 1997 by Rocky L. Montoya, Registered Land Surveyor, No. 697.

The GRANTOR further conveys to the GRANTEES, their heirs and assigns, a 10-foot easement for ingress and egress extending southwestwardly from the southwest property line of the above described tract, across the property conveyed to Charles Krech of record in Book 5166, page 232, from Gallatin Pike to the rear of the said property, said easement being of record in Book 5166, page 236, Register's Office for Davidson County, Tennessee.

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.

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 $147,850.00

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

97 FEB -4 PM 2:12
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0269986

3020 02/04 0101 03CHECK 554.20

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11339 PG 308

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	
				147350.00
			CON TX	545.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	554.20
			CHECK	554.20
02/04/97	01		14:12 0001	3020

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0269986
IDENTIF. ↑ REFERENCE

97 FEB -4 PM 2:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1113536