BOX #19B
G#97-2-18K

THIS INSTRUMENT PREPARED BY:

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

BOOK 10355 PG 635

Replacement Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Aaron T. Walker	Same as New Owner	Map 119-5
6318 Lickton Pike		Parcel 110
Goodlettsville, TN 37072		Field Book 6DA17286

THIS REPLACEMENT WARRANTY DEED is made and entered into on the day and date last acknowledged below, by and between BONNIE A. SMALL and FRANCES E. PRINCE, hereinafter jointly and severally called the "GRANTORS" and AARON T. WALKER and DALE M. GARRETT, as tenants in common, each owning a one-half (1/2) undivided interest, hereinafter jointly and severally called the "GRANTEES".

W I T N E S S E T H:

WHEREAS, on March 6, 1989, the GRANTORS conveyed to the GRANTEES, by Warranty Deed, the real property, as hereinbelow described, together with the improvements thereon and the appurtenances thereto; and,

WHEREAS, the said deed was never recorded in the Register's Office for Davidson County, Tennessee; and,

WHEREAS, the original of the said deed has been lost or misplaced and cannot now be located; and,

WHEREAS, the GRANTEES have requested the GRANTORS execute and deliver to them a replacement Warranty Deed.

NOW, THEREFORE, for and in consideration of the premises shown and the sum of One Hundred Forty Thousand Dollars ($140,000.00), heretofore paid by the GRANTEES to the GRANTORS, cash in hand paid, and other good and valuable considerations, the receipt of all of which are hereby acknowledged, the GRANTORS, BONNIE A. SMALL and FRANCES E. PRINCE, have bargained and sold and by these presents do hereby transfer and convey unto the GRANTEES, AARON T. WALKER and DALE M. GARRETT, as tenants in common, each owning a one-half (1/2) undivided interest, their respective heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING the southerly 49 feet 7-1/2 inches of Lot No. 520 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.
>
> SAID part of Lot 520 fronts 49 feet 7-1/2 inches on the westerly side of the Nolensville Road, formerly Cherry Street, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Bonnie A. Small and Frances E. Prince by deed from Nathan Magid and wife, Esther Magid, of record in Book 5592, page 128, Register's Office for Davidson County, Tennessee.

The property description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The mailing address for said property is: 2505 - 2507 Nolensville Road, Nashville, TN 37211.

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, the GRANTORS, do covenant with the said GRANTEES, that on March 6, 1989, we were lawfully seized and possessed of said land in fee simple, that we had a good right to convey the said property and that we warrant that the same was free and unencumbered as of March 6, 1989.

And WE, the GRANTORS, do further covenant and bind ourselves, our 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, but such warranties shall extend only to and including the date March 6, 1989.

DOUGLAS SMALL, husband of Bonnie A. Small, and TERRY PRINCE, husband of Frances E. Prince, join in this conveyance to convey any and all right, title or interest which they may have in the said real property, marital or otherwise, but they make no warranties, whatsoever, concerning the property.

WITNESS our hands on the day and date acknowledged below.

"GRANTORS"

BONNIE A. SMALL

DOUGLAS SMALL

FRANCES E. PRINCE

TERRY PRINCE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BONNIE A. SMALL and husband, DOUGLAS SMALL, 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 19th day of February, 1997.

NOTARY PUBLIC

My Commission Expires: 9/17/97

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Sept. 17, 1997

STATE OF TENNESSEE }
COUNTY OF SHELBY }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANCES E. PRINCE and husband, TERRY PRINCE, 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 13 day of February, 1997.

Gail M. Seale
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Sworn to and subscribed before me, this the 19th day of Feb., 1997.

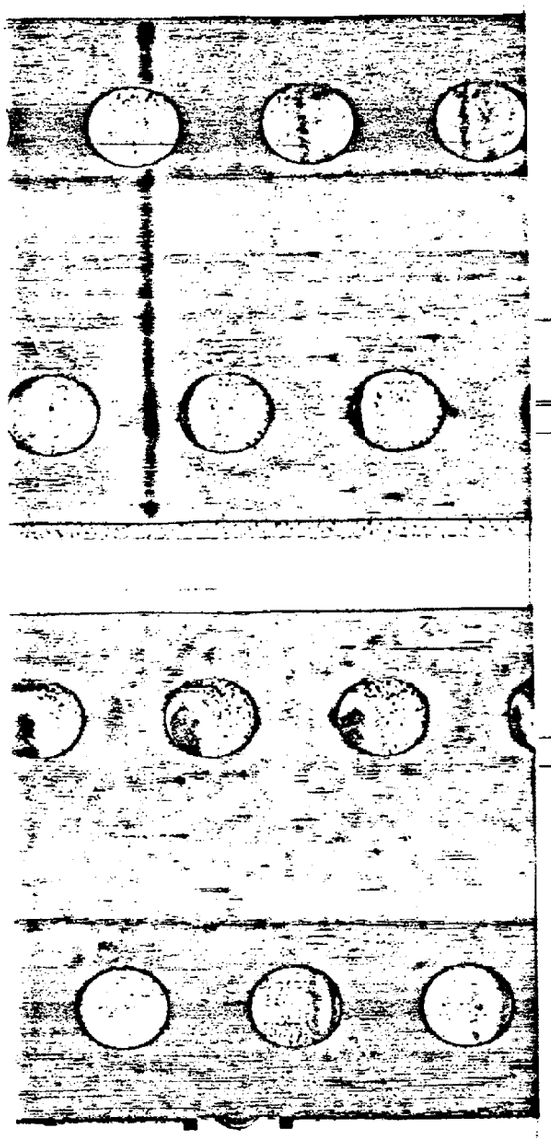
Diana C. Frey
NOTARY PUBLIC

My Commission Expires: 7/26/97

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES
JULY 26, 1997

0275060
IDENTIFICATION/REFERENCE

8547 02/21 0101 03CHECK 531.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10355 PG 638

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 140000.00
CON TX 518.00
PRFEE 1.00
WDEED 12.00
TOTAL 531.00
CHECK 531.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/21/97 01 11:40 0001 8547

0275060
IDENTIF. & REFERENCE

97 FEB 21 AM 11:35
DAVIDSON COUNTY, TN.

No. 1118986