BOOK 10413 PG 902

Box 58 A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 217,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 19 97

Notary Public

MY COMMISSION EXPIRES: 1/29/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS HIX & GRAY, 315 Deaderick Street, Ste. 1120, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Cheek, IV (NAME)	~~NEW OWNER~~ First American National BK (NAME)	MAP 104-10
411 Fairfax Avenue (ADDRESS)	P.O.Box 290396 (ADDRESS)	PARCEL 148
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37229-0396 (CITY) (STATE) (ZIP)	

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, Frank Mitchell Walker, Jr. and wife, Ashley Hitt Walker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Cheek, IV, 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. 1 on the Plan of Dr. R. W. Grizzard's Subdivision, of part of the Bosley Tract, as of record in Book 3500, page 70, Register's Office for Davidson County, Tennessee.

Beginning on the southerly margin of Fairfax Avenue at a point 281.25 feet West of the westerly margin of 32nd Avenue South; thence South 6 deg. 00' West a distance of 264.5 feet to an iron pin; thence South 65 deg. 04' West a distance of 105 feet to an iron pin; thence North 6 deg. 00' East a distance of 313.7 feet to the southerly margin of Fairfax Avenue; thence South 86 deg. 00' East a distance of 90.0 feet to the point of beginning.

Being the same property conveyed to Frank Mitchell Walker, Jr. by deed from L. Leigh Walton and husband E. Clifton Knowles of record in Book 7476, page 953, Register's Office for Davidson County, Tennessee.

NOTE: Ashley Hitt Walker joins in this conveyance to convey any marital rights she may have in said property.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1997 taxes, prorated and assumed by the Grantees; all matters as shown on the plan of record in Book 3500, page 70, said Register's Office; any and all restrictive covenants and/or easements located on the premises.

This is unimproved ( ) improved (X) property, known as 411 Fairfax Avenue, Nashville, TN 37212
(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 15th day of April, 19 97

Frank Mitchell Walker, Jr.

Ashley Hitt 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 Frank Mitchell Walker, Jr. and wife, Ashley Hitt 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 15th day of April 19 97.

Commission expires 1/29/2000

Ann B Waddell
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

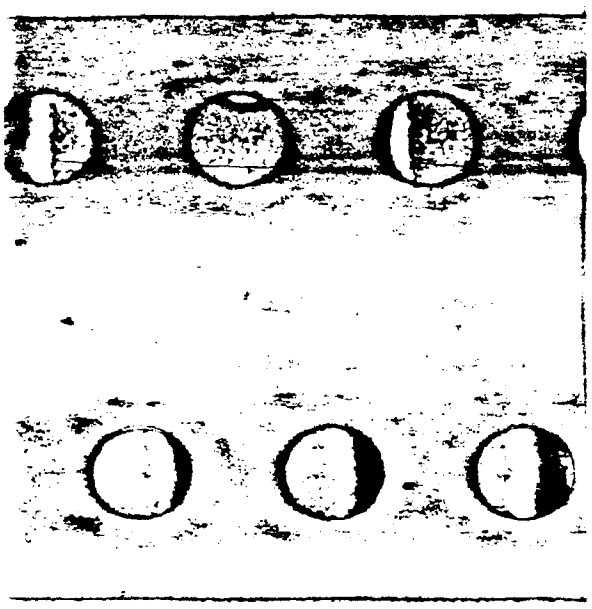
0295029

IDENTIF. & REFERENCE

97 APR 16 PM 2:44

DAVIDSON COUNTY, TN.

0144 04/16 0101 CASHIER 813.75



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10418 PG 904

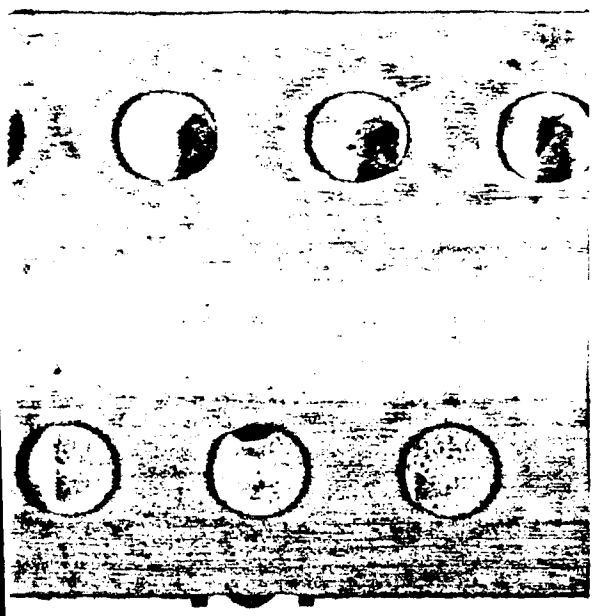
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
217500.00
CON TX 804.75
PRFEE 1.00
WDEED 8.00
TOTAL 813.75
CHECK 813.75

04/16/97 01 14:44 0001 0144

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0295029
IDENTIF. ↑ REFERENCE

97 APR 16 PM 2:41
DAVIDSON COUNTY, TN.

No. 1139945