47

BOOK 10516 PG 372

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 77,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF June 19 97

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & ASSOCIATES, INC., 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul T. Bergfalk (NAME)	Franklin American Mortgage (NAME)	MAP 9
7650 Wilkerson Road (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	PARCEL 194
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (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, Milton Lynn Walker and wife, Cherri L. Walker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul T. Bergfalk and wife, Betty S. Bergfalk

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:

BEING located in the 1st Councilmatic District, Davidson County, Tennessee, on the east side of Wilkinson Road, and being a portion of the property found in Deed Book 5650, Page 788, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron pin in the east margin of Wilkinson Road, same being the northwest corner of this tract and the southwest corner of George L. Huffman; thence leaving road with line of Huffman North 58 degrees 15 minutes 55 seconds East 104.45 feet to an iron pin at a metal post; thence North 29 degrees 44 minutes 35 seconds East 139.24 feet to an iron pin at a metal post; thence North 72 degrees 41 minutes 45 seconds East 110.57 feet to an iron pin at a metal post; thence North 21 degrees 03 minutes 05 seconds East 34.83 feet to an iron pin at a metal post; thence with line of Thomas M. Black North 81 degrees 00 minutes 15 seconds East 85.67 feet to an iron pin; thence severing the McClanahan property south 5 degrees 22 minutes 15 seconds East 765.75 feet to an iron pin; thence South 88 degrees 51 minutes 10 seconds West 298.35 feet to an iron pin in the east margin of Wilkinson Road; thence with said margin North 10 degrees 20 minutes 30 seconds West 99.56 feet to a point, same being point of curvature of a curve proceeding clockwise, having a deflection angle of 14 degrees 54 minutes 14 seconds, a radius of 241.69 feet, a tangent length of 31.61 feet, and a chord of North 2 degrees 53 minutes 25 seconds West 62.69 feet; thence along said curve an arc length of 62.87 feet to a point, same being point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 44 degrees 35 minutes 30 seconds, a radius of 488.69 feet, a tangent length of 200.38 feet, and a chord of North 17 degrees 44 minutes 05

CONTINUED

unimproved ( )
This is improved (X) property, known as 7650 Wilkerson Road, Joelton, TN 37080
(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 27th day of June 19 97

Milton Lynn Walker

Cherri L. Walker

RECORDER'S NOTE
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

[redacted]

LEGAL DESCRIPTION CONTINUATION

seconds West 370.80 feet; thence along said curve an arc length of 380.33 feet to the point of beginning containing 5.01 acres more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, dated June 19, 1989.

Being the same property conveyed to Milton Lynn Walker and wife, Cherri L. Walker by deed from Joel H. McClanahan and wife, Janice W. McClanahan, of record in Book 7924, Page 697, Register's Office for said County.

X Milton Lynn Walker
Milton Lynn Walker

X Cherri L. Walker
Cherri L. Walker

6/27/97
Date

0322648
IDENTIF. & REFERENCE

97 JUL -3 AM 9:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0481 07/03 0101 03CHECK 299.75

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Milton Lynn Walker and wife, Cherri L. 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 Goodlettsville Tennessee, this 27th day of June 19 97.

Commission expires 11-27-99

Notary Public

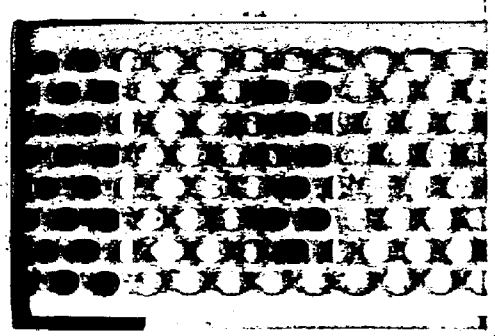
STATE OF TENNESSEE
COUNTY OF

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



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

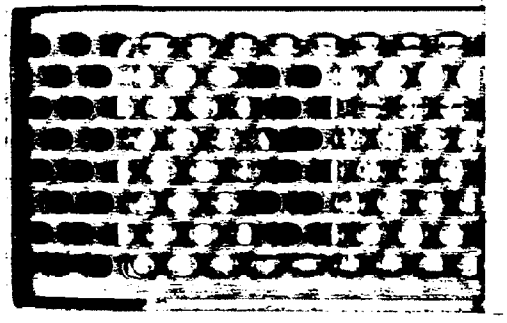
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 77500.00
CON TX 286.75
PRFEE 1.00
WDEED 12.00
TOTAL 299.75
CHECK 299.75

07/03/97 01 09:30 0001 0481
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0322648
IDENTIF. ↑ REFERENCE

97 JUL -3 AM 9:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1170258