BOOK 10544 PG 925

RECORD AND RETURN TO:
EAST END TITLE & ESCROW, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE 7369-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 19 97

Notary Public Mark A. Ellmore, Jr.

MY COMMISSION EXPIRES: 1/20/98

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Walker	Columbia National, Incorporated	96-11-155
(NAME)	(NAME)	
3209 Cloverwood Drive	P.O. Box 3050	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37214	Columbia, MD 21045-6050	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, Jerry David Duggin and Barbara A. Duggin, unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kevin Walker and Kristi Walker, husband and wife

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. 118 on the Plan of Hickory Bend, Section I, as of record in Book 3300, Page 38, Register's Office for said County, as follows:

Beginning at a point in the southerly margin of Cloverwood Drive at the corner of Lots 117 and 118; thence with the line between said lots, southerly 110 feet to the corner of Lot 119; thence with the line between Lots 118 and 119, westerly 115.2 feet to the east margin of Paces Ferry Drive; thence with the margin of the same, northerly 65.5 feet to the beginning of a curve; thence around said curve, northeasterly 36.6 feet to the southerly margin of Cloverwood Drive; thence with the margin of the same, easterly 82.6 feet to the point of beginning.

BEING the same property conveyed to Jerry David Duggin, unmarried by deed from Hickory Bend Construction Company, filed of record in Book 3502, page 268, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Barbara A. Duggin, spouse of Jerry David Duggin, joins in this conveyance to convey all right, title and interest she may have in the above referenced property, including but not limited to marital rights.

This is improved property known as 3209 Cloverwood Drive, Nashville, TN 37214

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 their hands this 25th day of July, 19 97.

Jerry David Duggin by and through Bill Anderson, Attorney in Fact

Barbara A. Duggin by and through Bill Anderson, Attorney in Fact

7369-M

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Jerry David Duggin and Barbara A. Duggin, unmarried the bargainors, 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 25th day of July, 19 97.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 25th day of July, 1997, before me the undersigned Notary Public, personally appeared Bill Anderson, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Jerry David Duggin and wife, Barbara A. Duggin acknowledged that he executed the same as the act of his principal(s) for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Mark A. Ellmore, Jr. Notary Public

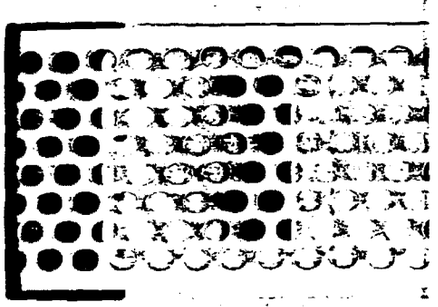
My commission expires:
1/20/99

0330985
IDENTIF. & REFERENCE

97 JUL 29 AM 8:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

9659 07/29 0101 03CHECK 336.00



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

RECEIVED OF _____

FOR _____

BOOK 10544 PG 927

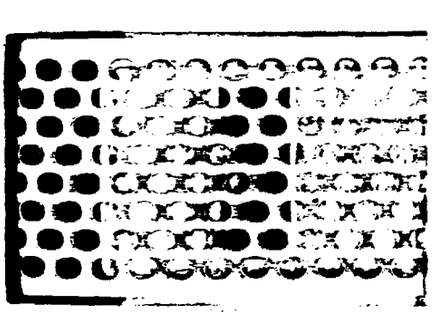
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 88400.00
CON TX 327.08
PRFEE 1.00
WDEED 8.00
TOTAL 336.08
CHECK 336.08

07/29/97 01 08:43 0001 9659

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0330985
IDENTIF. ↑ REFERENCE

97 JUL 29 AM 8:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1179304