BOOK 10823 PG 9

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$125,000.00~~ $140,000.00 JW CW

John Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 1998.

Barbara L McGee
Notary Public

MY COMMISSION EXPIRES: 9-18-99

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mark S. Barnard	NationsBanc Mortgage Corporation	98-2-49
(NAME) 5340 Roxborough Pass	(NAME) P.O. Box 35140	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Louisville, KY 40232	
(CITY) (STATE) (ZIP)	(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, **JOHN F. WALKER AND WIFE, CHERYL J. WALKER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK S. BARNARD AND WIFE, KIMBERLY A. BARNARD** , 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 Lot No. 84 on the Plan of Roxborough East, Phase II-A, of record in Plat Book 7900, Page 390, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John F. Walker and wife, Cheryl J. Walker by deed from Larry W. Powell, unmarried of record in Book 8966, Page 170, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5340 Roxborough Pass, Hermitage, TN 37076
(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 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 my/our hand(s) this 27th day of February, 1998.

John F. Walker

Cheryl J. Walker

0407929
IDENTIF. ↑ REFERENCE

98 MAR -4 PM 2:41
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1059 03/04 0101 [illegible]

STATE OF TENNESSEE

COUNTY OF DAVIDSON

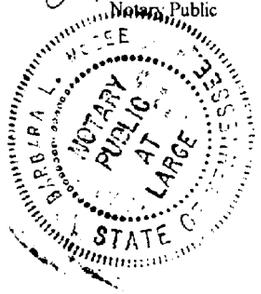
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John F. Walker and wife, Cheryl J. Walker, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 27th day of February, 1998

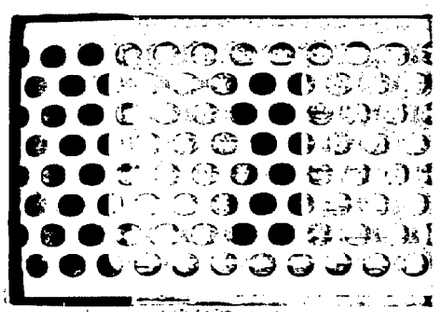
Commission expires: 9-18-99

Barbara L. McGee

Notary Public



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



RECEIVED OF _____

FOR _____

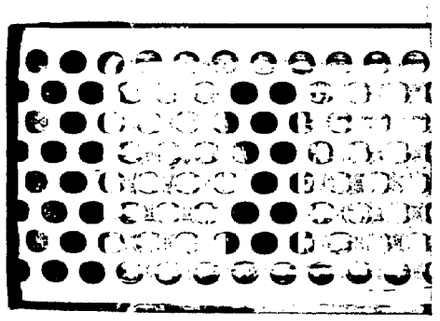
BOOK 10823 PG 11

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 8.00
TOTAL 527.00
CHECK 527.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0407929
IDENTIF. # REFERENCE

98 MAR -4 PM 2:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1261491