Box 58 B

BOOK 10847 PG 226

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Willis Todd Walker and Janet S. Walker 4840 Cimarron Way Antioch, TN 37013	Same	Map 148-15 Parcel 32
This instrument prepared by: DAVID B. GRAY Hix Gray & Nave, PLLC., 315 Deaderick Street, Suite 1620, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Willis Todd Walker ("Grantor") has bargained and sold, and hereby transfers and conveys to Willis Todd Walker and wife, Janet S. Walker, as tenants by the entirety, (collectively the "Grantee"), their heirs, executors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their heirs, executors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. 1998 taxes, a lien, which are not yet due and payable.

2. Deed of Trust dated September 21, 1993, to Hugh J. Bradley, Trustee, securing First Security Bank of Tennessee, of record in Book 9100, page 735, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 4225, page 657, Register's Office for Davidson County, Tennessee.

4. All matters as shown on Plat Book 4175, page 9, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their heirs, executors and assigns, against the lawful claims of all persons.

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This is improved property, known as 4840 Cimarron Way, Antioch, TN 37013.

EXECUTED this 3/16/98 day of March, 1998.

Willis Todd Walker
WILLIS TODD WALKER, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Willis Todd Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, this 16th day of March, 1998.

Carolyn J. French
Notary Public

My Commission Expires: 7/24/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00.

Willis Todd Walker
AFFIANT

Subscribed and sworn to before me this 16th day of March, 1998.

Carolyn J. French
NOTARY PUBLIC

My Commission Expires:
7/24/99

walker.wd

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Apache Hills, Section III, as of record in Book 4175, page 9, Register's Office for said County.

Said Lot No. 117 fronts 70 feet on the southerly side of Cimarron Way and runs back between lines 140.0 feet on the east line and 160.6 feet on the west line to a dead line in the rear on which it measures 85.7 feet.

Being the same property conveyed to Willis Todd Walker and wife, Carole B. Walker, by deed of record in Book 5150, page 265, Register's Office for Davidson County, Tennessee. The said Carole B. Walker having since died.

04114788
IDENTIF. & REFERENCE
98 MAR 20 AM 11:15
DAVIDSON COUNTY, TN.
8602 03/20 0101 03CHECK 12.00