BOOK 10917 PG 821

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36638)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
29th DAY OF April, 98

_____
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip L. Walker (NAME)	First Trust Mortgage Company (NAME)	10416-393
2408 Belmont Blvd. (ADDRESS)	6525 Quail Hollow Road (ADDRESS)	24W-475
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (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, Richard W. Moyer and wife, Sue A. Moyer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip L. Walker, unmarried

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 the northerly 50 feet of the South 100 feet of Lot No. 115 on the Map of Belmont Land Company's Plan of Lots, called "Belmont Heights" of record in Plat Book 421, Page 34, said Register's Office, described according to a survey made by Southern Land & Associates, Inc., dated March 2, 1976, as follows:

Said part of Lot No. 115 fronts 50 feet on the easterly side of Belmont Boulevard and runs back 174 feet on the northerly line and 178.5 feet on the southerly line to a line in the rear which measures 50 feet thereon.

BEING the same property conveyed to Richard W. Moyer and wife, Sue A. Moyer by deed from Robert E. Cottrell and wife, Marilyn M. Cottrell of record in Book 5379, Page 775, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 2408 Belmont Blvd., 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 29th day of April, 19 98

Richard W. Moyer by Tim Davis ATTORNEY IN FACT
Richard W. Moyer by Tim Davis as attorney in fact

Sue A. Moyer by Tim Davis ATTORNEY IN FACT
Sue A. Moyer by Tim Davis as attorney in fact

BOOK 10917 PG 822

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 [redacted]

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 29th day of April 19 98.

Commission expires _____

_____
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

State of Tennessee
County of DAVIDSON

3221 05/06 0101 03CHECK 749.00

On this the 29TH day of APRIL, 1998, before me personally appeared TIM DAVIS to me known to be the person who executed the foregoing instrument in behalf of RICHARD W. MOYER AND WIFE, SUE A. MOYER as THEIR Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said RICHARD W. MOYER AND WIFE, SUE A. MOYER.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 29TH day of APRIL, 1998.

My Commission Expires:
11/28/98

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN

0434114

IDENTIFICATION REFERENCE

98 MAY -6 AM 7:46

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN.
ELLIA [illegible] REGISTER

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10917 PG 823

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	
				200000.00
			CON TX	740.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	749.00
			CHECK	749.00
05/06/98	01		07:49 0001	3221

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04341114
IDENTIF. ↑ REFERENCE

98 MAY -6 AM 7:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1289279