| [ADDRESS NEW OWNER: | [SEND TAX BILLS TO: | [MAP-PARCEL NOS. ] |
|---|---|---|
| [Billie Sue Lankford | [First Tennessee Mortgage | [ ] |
| [6502 Premier Drive | [10741 King William Drive | [Map 102-4 ] |
| [Nashville, TN 37209 | [Dallas, TX 75220 | [Parcel 58 ] |
| [ | [ | [ ] |
| [This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205 | | 98-07-7024 ] |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, James A. Walker, Jr., Jackie Allen Walker and Ronnie L. Walker, Sr. (The Grantors") have bargained and sold, and by these presents do transfer and convey unto, Billie Sue Lankford, (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 760 on the Plan of Charlotte Park, Section 12, as of record in Book 2900, page 127, Register's Office for said County.**

**Said Lot No. 760 fronts 70 feet on the northwesterly side of Premier Drive and extends back 144.7 feet on the southwesterly line and 147.7 feet on the northeasterly line, to a line in the rear on which it measures 70 feet.**

**Being the same property conveyed to James A. Walker and wife, Louselle Riden Walker by Warranty Deed from J. Douglas Wright and J. Douglas Wright, Jr. of record in Book 3401, page 129, Register's Office for Davidson County, Tennessee.**

**The said James A. Walker has since died and upon his death, title was vested in Louselle Riden Walker as the sole surviving tenant by the entirety. The said Louselle Riden Walker has since died on February 2, 1998 and the interest in and to the property conveyed herein passed at the death of Louselle Riden Walker to James A. Walker, Jr., Jackie Allen Walker and Ronnie L. Walker, Sr. as her sole surviving heirs. An Affidavit of Heirship is attached hereto describing said inheritance.**

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements, restrictive covenants.

This is improved property commonly known as 6502 Premier Drive, Nashville, TN 37209.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for [this transfer is $102,000.00.

Billie Sue Lankford 7-16-98
Affiant

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

Notary Public

[My Commission Expires: 11-24-2001

98 JUL 20 PM 3:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0464562
IDENTIF. ↑ REFERENCE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16th day of July, 1998.



James A. Walker Jr.
by: Ronnie L. Walker Sr. his atty. in fact
**James A. Walker, Jr.**

Ronnie L. Walker Sr.
**Ronnie L. Walker, Sr.**

Jackie Allen Walker
by: Ronnie L. Walker Sr. his atty. in fact
**Jackie Allen Walker**

**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 James A. Walker, Jr., 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 and official seal at Nashville, Tennessee, this 16th day of July, 1998.

**Notary Public**

**My Commission Expires:** 11-24-2001

**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 Jackie Allen 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 and official seal at Nashville, Tennessee, this 16th day of July, 1998.

**Notary Public**

**My Commission Expires:** 11-24-2001

**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 Ronnie L. Walker, Sr., 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 and official seal at Nashville, Tennessee, this 16th day of July, 1998.

**Notary Public**

**My Commission Expires:** 11-24-2001

5798 07/20 0101 03CHECK 388.40

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11027 PAGE 453

| | | |
|---|---|---|
| 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 102000.00
CON TX 377.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 388.40
CHECK 388.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5798

0464562
IDENTIF. & REFERENCE

98 JUL 20 PM 3:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1321474