BOK

WARRANTY DEED

BOOK 11101 PAGE 784

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 105,900.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF June 19 98

_____
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DONALD P. BARRETT WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Clinton L. Walker (NAME)	NEW OWNER (NAME)	MAP 151-01A
3749 Waterford Way (ADDRESS)	(ADDRESS)	PARCEL 13
Antioch, Tennessee 37013 (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, Bruce W. Hancock and wife, Amanda Hancock

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clinton L. Walker and wife, Stacey J. Walker

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. 13 on the Plan of Chatham Pointe, as of record in Plan Book 6900, pages 444 through 447, 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 Bruce W. Hancock and wife, Amanda M. Hancock, by deed from Kenneth S. Victory and wife, Gail C. Victory, of record in Book 8463, page 916, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Declaration of covenants, conditions and restrictions of record in Book 7358, page 656, amended in Book 7358, page 792, Book 7599, page 812, said Register's Office.

Plan of record in Book 6900, pages 444 through 447 said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

unimproved ( )
This is improved (X) property, known as 3749 Waterford Way, Antioch, Tennessee 37013
(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 26th day of June, 19 98

Bruce W. Hancock

Amanda M. Hancock
Amanda Hancock

Vickie E. Meriwether
my comission expires
No

VICKIE E. MERIWETHER
MY COMMISSION EXPIRES
November 5, 2001

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce W. Hancock and wife, Amanda Hancock

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 Franklin, Tennessee, this 26th day of June, 19 98.

Commission expires 11-18-01

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

DONALD R. BARRETT, JR. NOTARY PUBLIC WILLIAMSON COUNTY, TENN. LARGE

0484827

IDENTIF. & REFERENCE

98 SEP -4 PM 2:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

750.00 09/04 01:01 02CHECK 402-83

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

RECEIVED OF _____

FOR _____

BOOK 11101 PAGE 786

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	105900.00
CON TX	391.83
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	402.83
CHECK	402.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7506

0484827
IDENTIF. ↑ REFERENCE

98 SEP -4 PM 2:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1342934