BOOK 11224 PAGE 170

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF November 98

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM DELL WALKER	MORTGAGE PORTFOLIO SERVICES	91-15-216
(NAME)	(NAME)	
323 50TH AVENUE NORTH	4144 N. CENTRAL EXPRESSWAY, #900	12W-07262
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	DALLAS, TX 75204	
(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, LYNNE E. BAKER AND HUSBAND, JOSEPH T. JURCZYK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM DELL WALKER AND ALICE B. MILES, HUSBAND AND WIFE

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, and being more particularly described according to a survey by John B. Kohl Co., P. C., dated October 30, 1998 as follows:

BEGINNING on the westerly margin of 9th Street or 50th Avenue, North, 100 feet South of the southerly margin of 1st Avenue, or Park Avenue, running thence southwardly 50 feet along the westerly margin of said 9th Street or 50th Avenue North; thence westwardly at right angles, 160 feet to a dead line; thence northwardly and parallel with 9th Street or 50th Avenue North 50 feet to a point; thence eastwardly and parallel with 1st Avenue, or Park Avenue, 160 feet to the point of BEGINNING.

BEING the same property conveyed to LYNNE E. BAKER, by deed from J. A. Grubbs and wife, Lorelle Grubbs, of record in Book 5804, page 290, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

JOSEPH L. JURCZYK, husband of LYNNE E. BAKER, joins in to convey any interest she may have by reason of her marital status in subject property.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 323 50TH AVENUE NORTH, NASHVILLE, TN 37209
(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 25th day of November 19 98

Lynne E Baker
LYNNE E. BAKER

Joseph T. Jurczyk
JOSEPH T. JURCZYK

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 LYNNE E. BAKER AND HUSBAND, JOSEPH T. JURCZYK

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 25th day of November, 19 98

Commission expires May 27, 2001

I. DYKE TATUM 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

*** CONTINUATION

SOURCE OF DESCRIPTION: Survey dated OCTOBER 30, 1998, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

0517637
IDENTIF. ↑ REFERENCE

98 NOV 30 PM 12:56
REGISTER
DAVIDSON COUNTY, TN.

2421 11/30 0101 03CHECK 492.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 11224 PAGE 172

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 130000.00
				CON TX 481.00
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 492.00
				CHECK 492.00
			11/30/98 01	12:56 0001 2421

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05 17637
IDENTIF. ↑ REFERENCE

98 NOV 30 PM 12:56

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1377458