BOOK 11231 PAGE 764

PREPARED BY AND RETURN TO:

Lender's Title & Escrow LLC
783 Old Hickory Blvd. Suite 103/East
Brentwood, TN 37027
Ph. (615) 376-2261 Fax (615) 376-2265

MAIL ENV.

98 DEC -2 PM 2:36
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ▲ REFERENCE
05 19 63 8

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Walker Jenny Walker 1704 Eastland Ave. Nashville, TN 37206 98-1-359	SAME

TAX MAP - PARCEL NUMBERS: 83-6-349.00

WARRANTY DEED

THIS DEED, made and entered into this the 13th day of November, 1998, by and between D.E. DAVIS, hereinafter known as the **GRANTOR**, and JAMES WALKER and wife JENNY WALKER , hereinafter known as the **GRANTEE**;

Witnesseth:

THAT FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the **GRANTOR** has bargained and sold and does hereby grant and convey unto the **GRANTEE,** their heirs and assigns, with covenants of general warranty of title, the following described property located in Davidson County, Tennessee:

> BEING the easterly 70 feet of Lot No. 1 and the westerly 55 feet of Lot No. 4 in W.L. Horn's Spout Spring Addition, of record in Plat Book 57, page 106, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.
>
> **BEING THE SAME PROPERTY CONVEYED** to D.E. Davis and Bettie B. Davis by Deed of record in Book 1561, page 194, said Register's Office. Said Bettie B. Davis has since died, leaving said property to D.E. Davis. See Book 11117, Page 408.

This is improved property known as: 1704 Eastland Ave., Nashville, TN 37206

TO HAVE AND TO HOLD unto the **GRANTEE**, their heirs and assigns, forever. **AND GRANTOR**, for themselves, their heirs and assigns, do further covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties herein that all taxes for the year ending 1998 are a lien against the property herein conveyed, but are not currently due or payable. Said taxes have been prorated between the parties as of the date of this instrument with the Grantee paying their prorata part thereof to the Grantee, with said taxes being paid at closing.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS OUR HANDS on this day and year first above written.

Grantors:

D.E. DAVIS (aka Darden E. Davis, Sr.)

By: _____
William H. Davis, his Attorney-in-Fact

STATE OF TENNESSEE

SS:

COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, William H. Davis, with whom I am personally acquainted and who acknowledged that he is the Attorney-in-Fact for D. E. Davis, Sr., the within-named bargainor, and as such, he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 13th day of November, 1998.

My commission expires:
11-18-01

M. TODD JACKSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public (Seal)

STATE OF TENNESSEE

SS:

COUNTY OF DAVIDSON

4532 12/02 0101 03CHECK 129.40

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $32,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS MY HAND AND OFFICIAL SEAL, this the 13th day of November, 1998.

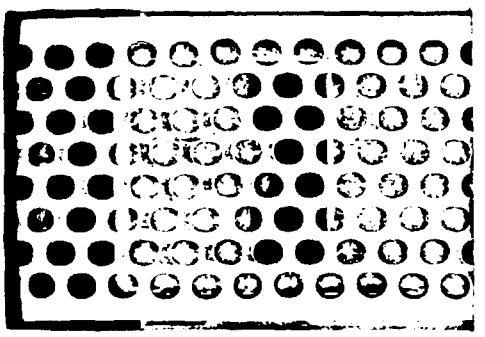
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 13th day of November, 1998.

My commission expires:
11-18-01

M. TODD JACKSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public (Seal)



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

RECEIVED OF _____

FOR _____

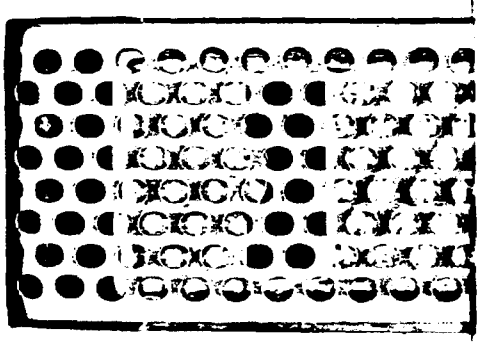
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CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 32000.00
CON TX 118.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 129.40
CHECK 129.40
12/02/98 01 14:37 0001 4532

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



05196 38
IDENTIF. ↑ REFERENCE

98 DEC -2 PM 2:36
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1379555