BOOK 11238 PAGE 651

THIS INSTRUMENT PREPARED BY:
LARRY R. WILLIAMS, ATTORNEY
329 Union Street
P.O. Box 190632
Nashville, Tennessee 37219-0632

PICK-UP

98 DEC -4 PM 4:12
BILL GARDNER REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
052226

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
MARC D. TAYLOR and wife BETH FLOWERS TAYLOR 517 Woodhurst Drive Nashville, Tennessee 37220	COUNTRYWIDE HOME LOANS, INC. SV-28M/Records Management 400 Countrywide Way Simi Valley, California 93065	Map: 161-05 Parcel: 35

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JOHN V. WALKER and wife MARTHA W. WALKER (hereinafter "GRANTORS") have bargained and sold and do hereby allocate, transfer and convey unto the said MARC D. TAYLOR and wife BETH FLOWERS TAYLOR (hereinafter "GRANTEES"), their heirs and assigns, a certain tract of real property located in Davidson County, more particularly described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 17 on the Plan of Hillview Estates, of record in Book 3600, Page 89, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 17 fronts 195 feet on the southerly side of Woodhurst Drive and runs back between lines, 160.05 feet on the easterly side and 233.73 feet on the westerly side to a line at the rear on which it measures 114.53 feet thereon.
>
> BEING the same property conveyed Gilbert C. Greene and wife Martha Wright Greene by deed from Charles A. Wheeler, Jr., and wife Alice Thorne Wheeler, of record in Book 3922, Page 458, Register's Office for Davidson County, Tennessee. The said Gilbert C. Greene having since died on June 6, 1966. Martha Wright Greene and Martha W. Walker being one and the same person. John V. Walker joins this deed to convey any interest in the subject property which she may have acquired as a result of her marital relationship with the said Martha W. Walker.

This is improved property known as **517 Woodhurst, Nashville, Tennessee 37220.**

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said GRANTEES, their heirs and assigns forever.

The said GRANTORS do hereby covenant with the GRANTEES that they are lawfully seized and possessed of the said real property in fee simple and have good right to convey it and the same is unencumbered, except for:

1. Matters set forth on the Plan of record in Book 3600, page 89, Register's Office for Davidson County, Tennessee.

2. All other easements and restrictions of record, if any.

Except as set forth above, the undersigned GRANTORS do further covenant and bind themselves, their heirs and assigns to warrant and defend the title to said property to the said GRANTEES, their heirs and assigns against lawful claims of all other person or entities whomsoever.

WITNESS our hands this 2nd day of December, 1998.

John V. Walker
JOHN V. WALKER

Martha W. Walker
MARTHA W. WALKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN V. WALKER and MARTHA W. WALKER, the within named bargainors, 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 2nd day of December, 1998.

Notary Public

My Commission Expires:

11/30/2002

NOTARY PUBLIC AT LARGE TENNESSEE

6189 12/04 0101 03CHECK 658.13

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $174,900.00.

Beth Flowers Taylor
BETH FLOWERS TAYLOR

Subscribed and sworn to before me this 2nd day of December, 1998.

NOTARY PUBLIC

My Commission Expires. 11/30/2002

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 174900.00
				CON TX 647.13
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 658.13
				CHECK 658.13
			12/04/98 01	16:13 0001 6189

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0521226
IDENTIF. # REFERENCE

98 DEC -4 PM 4:12

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1381195