After recording return to:
SETCO
5120 Virginia Way C22
Brentwood, TN 37027

11259 115

STATE OF TENNESSEE 9410
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

Patricia Kyzer Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 19 98.

Evelyn D. Wright
Notary Public

MY COMMISSION EXPIRES:

EVELYN D. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Antonio Walker, Sr.	Tucker Federal Bank, d/b/a Prime	95-12-A-221CO
(NAME)	Lending (NAME)	
2733 Airwood Drive	P. O. Box 211788	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37214	Augusta, GA 30917-1788	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, James Martin Hagar and wife, Tracey Paige Hagar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin Antonio Walker, Sr. and wife, Patricia Kyzer 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 47 on the Final Plat, Phase Two, Lakeland, Section Two, as of record in Plat Book 7900, page 103, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James Martin Hagar and wife, Tracey Paige Hagar by deed from Gil Smith, d/b/a Precision Homes, filed of record in Book 9609, page 85, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 2733 Airwood Drive, Nashville, TN 37214

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 their hands this 14th day of December, 19 98.

James Martin Hagar

Tracey Paige Hagar

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

98 DEC 18 AM 10:51
REGISTER
DAVIDSON COUNTY, TN.

0527025
IDENTIFICATION REFERENCE

9410

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 Martin Hagar and wife, Tracey Paige Hagar the 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 14th day of December, 19 98.

My commission expires _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

Notary Public

2433 12/18 0101 03CHECK 373.60

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

117

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CONT 0.00

11259

0527025
IDENTIF. & REFERENCE

98 DEC 18 AM 10:51
REGISTER
DAVIDSON CO. TENN.

CONT

CON TX	0.00
CHMT	98000.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	373.60
CHECK	373.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2433

No. 1401879