BOOK 11316 PAGE 228

WARRANTY DEED

ESTGC-98-5685

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: 3/25/01
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Walker	Churchill Mortgage Corporation	147-5-168
(NAME)	(NAME)	
4930 Salem Drive	761 Old Hickory Blvd. #301	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Brentwood, Tennessee 37027	
(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, The Estate of Margaret W. John

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Walker, unmarried

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. 31 on the Map of Caldwell Country Estates, Section 1, as of record in Book 2663, Page 68, Register's Office for said County.

Said Lot No. 31 fronts 79.6 feet on the northeasterly margin of Salem Drive and runs back 228.4 feet between parallel lines, to a dead line measuring 79.6 feet thereon.

Being the same property conveyed to Margaret W. John by deed from Pat F. Parrish and wife, Joan E. Parrish of record in Deed Book 4280, page 363, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 2802, Page 369 and in Book 3032, Page 6, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

05421 50

IDENTIF. & REFERENCE

'98 APR 8:19

BRETT KEESEE
DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as 4930 Salem Drive, Nashville, Tennessee 37211
(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 30th day of December 1998

By Percy M. Walker Attorney In Fact
Mary Margaret Ramsey

By Percy M. Walker Attorney In Fact
Mary Frances Tyree

Percy M. Walker

By Percy M. Walker Attorney In Fact
Wylene W. Peppers

By Percy M. Walker Attorney In Fact
Tyra J. Valeika

By Percy M. Walker Attorney In Fact
Nancy G. Thalacker

Betty Jo Adams
By Peggy M. Waller Attorney In fact

Betty Jo Adams

Rebecca R Waller
By Peggy M. Waller Attorney In fact

Rebecca R. Waller

Deborah L. Waller
By Peggy M. Waller Attorney In fact

Deborah L. Waller

James K. Waller
By Peggy M. Waller Attorney In fact

James K. Waller

Rodney C. Waller
By Peggy M. Waller Attorney In fact

Rodney C. Waller

Thomas F Waller
By Peggy M. Waller Attorney In fact

Thomas F. Waller

Barbara Jean Shanks
By Peggy M. Waller Attorney In fact

Barbara Jean Shanks

85 04 01/29 0101 03CHECK 497.20

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

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 Percy M. Waller

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of December 19 98.

Commission expires _____

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

State of Tennessee
County of Davidson

On this the 30th day of December, 1998, before me personally appeared Percy M. Waller to me known to be the person who executed the foregoing instrument on behalf of Mary Margaret Ramsey and who acknowledged that he executed the same as the free act and deed of the said Mary Margaret Ramsey by virtue of that Power of Attorney, duly executed by the said Mary Margaret Ramsey and appearing of record in Book 11316, Page 225, of the Register's Office Davidson County, Tennessee.

Witness my hand and official seal at Hermitage, Tennessee, this 30th day of December, 1998.

My Commission Expries: 9/28/02

STEPHANIE M. DUNCAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 28, 2002

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

State of Tennessee
County of Davidson

On this the 30th day of December before me personally appeared Percy M. Waller to me known to be the person who executed the foregoing instrument on behalf of Wylene W. Peppers and who acknowledged that he executed the same as the free act and deed of the said Wylene W. Peppers by virtue of that Power of Attorney, duly executed by the said Wylene W. Peppers and appearing of record in Book 11316, Page 218, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official and seal at Hermitage, Tennessee, this 30th day of December, 1998.

My Commission Expires: 9/28/02

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Stephanie M. Duncan

State of Tennessee
County of Davidson

My Commission Expires SEPT. 28, 2002

On this the 30th day of December before me personally appeared Percy M. Waller to me known to be the person who executed the foregoing instrument on behalf of Tyra J. Valeika and who acknowledged that he executed the same as the free act and deed of the said Tyra J. Valeika by virtue of that Power of Attorney, duly executed by the said Tyra J. Valeika and appearing of record in Book 11316, Page 217, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official and seal at Hermitage, Tennessee, this 30th day of December, 1998.

My Commission Expires: 9/28/02

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Stephanie M. Duncan

State of Tennessee
County of Davidson

My Commission Expires SEPT. 28, 2002

On this the 30th day of December before me personally appeared Percy M. Waller to me known to be the person who executed the foregoing instrument on behalf of Nancy G. Thalacker and who acknowledged that he executed the same as the free act and deed of the said Nancy G. Thalacker by virtue of that Power of Attorney, duly executed by the said Nancy G. Thalacker and appearing of record in Book 11316, Page 219, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official and seal at Hermitage, Tennessee, this 30th day of December, 1998.

My Commission Expires: 9/28/02

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Stephanie M. Duncan

My Commission Expires SEPT. 28, 2002

State of Tennessee
County of Davidson

On this the 30th day of December before me personally appeared Percy M. Waller to me known to be the person who executed the foregoing instrument on behalf of Betty Jo Adams and who acknowledged that he executed the same as the free act and deed of the said Betty Jo Adams by virtue of that Power of Attorney, duly executed by the said Betty Jo Adams and appearing of record in Book 11316, Page 220, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official and seal at Hermitage, Tennessee, this 30th day of December, 1998.

My Commission Expires: 9/28/02 STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Stephanie M. Duncan

State of Tennessee
County of Davidson

My Commission Expires SEPT. 28, 2002

On this the 30th day of December before me personally appeared Percy M. Waller to me known to be the person who executed the foregoing instrument on behalf of Rebecca R. Waller and who acknowledged that he executed the same as the free act and deed of the said Rebecca R. Waller by virtue of that Power of Attorney, duly executed by the said Rebecca R. Waller and appearing of record in Book 11316, Page 224, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official and seal at Hermitage, Tennessee, this 30th day of December, 1998.

My Commission Expires: 9/28/02 STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Stephanie M. Duncan

State of Tennessee
County of Davidson

My Commission Expires SEPT. 28, 2002

On this the 30th day of December before me personally appeared Percy M. Waller to me known to be the person who executed the foregoing instrument on behalf of Deborah L. Waller and who acknowledged that he executed the same as the free act and deed of the said Deborah L. Waller by virtue of that Power of Attorney, duly executed by the said Deborah L. Waller and appearing of record in Book 11316 Page 216, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official and seal at Hermitage, Tennessee, this 30th day of December, 1998.

My Commission Expires: 9/28/02 STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Stephanie M. Duncan

My Commission Expires SEPT. 28, 2002

State of Tennessee
County of Davidson

On this the 30th day of December before me personally appeared Percy M. Waller to me known to be the person who executed the foregoing instrument on behalf of James K. Waller and who acknowledged that he executed the same as the free act and deed of the said James K. Waller by virtue of that Power of Attorney, duly executed by the said James K. Waller and appearing of record in Book 11316, Page 223, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official and seal at Hermitage, Tennessee, this 30th day of December, 1998.

My Commission Expires: 9/28/02

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

On this the 30th day of December before me personally appeared Percy M. Waller to me known to be the person who executed the foregoing instrument on behalf of Thomas F. Waller and who acknowledged that he executed the same as the free act and deed of the said Thomas F. Waller by virtue of that Power of Attorney, duly executed by the said Thomas F. Waller and appearing of record in Book 11316, Page 222, of the Register's Office of Davidson County, Tennessee.

My Commission Expires SEPT. 28, 2002

Witness my hand and official and seal at Hermitage, Tennessee, this 30th day of December, 1998.

My Commission Expires: 9/28/02

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

On this the 30th day of December before me personally appeared Percy M. Waller to me known to be the person who executed the foregoing instrument on behalf of Barbara Jean Shanks and who acknowledged that he executed the same as the free act and deed of the said Barbara Jean Shanks by virtue of that Power of Attorney, duly executed by the said Barabara Jean Shanks and appearing of record in Book 11316, Page 221 of the Register's Office of Davidson County, Tennessee.

Witness my hand and official and seal at Hermitage, Tennessee, this 30th day of December, 1998.

My Commission Expires: 9/28/02

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

State of Tennessee
County of Davidson

On this the 30th day of December before me personally appeared Percy M. Waller to me known to be the person who executed the foregoing instrument on behalf of Mary Frances Tyree and who acknowledged that he executed the same as the free act and deed of the said Mary Frances Tyree by virtue of that Power of Attorney, duly executed by the said Mary Frances Tyree and appearing of record in Book 11316, Page 226, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official and seal at Hermitage, Tennessee, this 30th day of December, 1998.

My Commission Expires: 9/28/02

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

On this the 30th day of December before me personally appeared Percy M. Waller to me known to be the person who executed the foregoing instrument on behalf of Rodney C. Waller and who acknowledged that he executed the same as the free act and deed of the said Rodney C. Waller by virtue of that Power of Attorney, duly executed by the said Rodney C. Waller and appearing of record in Book 11316, Page 227, of the Register's Office of Davidson County, Tennessee.

My Commission Expires SEPT 28, 2002

Witness my hand and official and seal at Hermitage, Tennessee, this 30th day of December, 1998.

My Commission Expires: 9/28/02

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11316 PAGE 235

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

0542150
IDENTIF. # REFERENCE

99 JAN 29 AM 8:19
BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

MAMT
126000.00
ERR CD
MAMT
126000.00-
CAMT
126000.00
CON TX 466.20
PRFEE 1.00
WDEED 28.00
CFEE 2.00
TOTAL 497.20
CHECK 497.20

01/29/99 01 08:18 0001 B504

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1417889