THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

mail

Warranty Deed

BOOK 11593 PG. 759

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Aaron T. Walker, et ux 6318 Lickton Pike Goodlettsville, TN 37072	Same as New Owner	Map 43-3 Parcels 3 and 4

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, R. CLAYTON McWHORTER, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto AARON T. WALKER and wife, ROBIN M. WALKER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

8705 07/29 0101 03CHECK 514.50

TRACT NO. ONE: Land lying within Davidson County, Tennessee, and being Lot No. 1 as shown on the Plan of Rivergate Industrial Park as of record in Book 6250, page 806, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument, the southwest corner of Lot No. 1, in the east right-of-way line of Myatt Drive, said monument being a corner common with Odom Sausage Company, said monument being located South 20 deg. 22' 00" East, 386.00 feet from the south right-of-way return of Myatt Industrial Drive; thence with the east right-of-way line of Myatt Drive, North 20 deg. 22' 00" West, 104.00 feet to a point, a corner common with Lot 2, Rivergate Industrial Park; thence with Lot No. 2, North 69 deg. 38' 00" East, 200.00 feet to a point, a corner common with Lot No. 2 in the west line of Lot No. 5, Rivergate Industrial Park; thence with Lot No. 5, South 20 deg. 22' 00" East 104.00 feet to a point; a corner with Lot No. 5 in the north line of Odom Sausage Company; thence with Odom Sausage Company, South 69 deg. 38' 00" West, 200.00 feet to the point of beginning, containing 20,800 square feet, 0.48 acre, more or less.

TRACT NO. TWO: Land lying within Davidson County, Tennessee and being Lot 2 as shown on the Plan of Rivergate Industrial Park as of record in Book 6250, page 806, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the east right-of-way line of Myatt Drive, said point being the southwest corner of Lot 2 and a corner common with Lot 1, Rivergate Industrial Park, said point being located South 20 deg. 22' 00" East, 282.00 feet from the south right-of-way return of Myatt Industrial Drive; thence with the east right-of-way line of Myatt Drive, North 20 deg. 22' 00" West 104.00 feet to a point, a corner common with Lot 3, Rivergate Industrial Park; thence with Lot 3, North 69 deg. 38' 00" East 200.00 feet to a point, a corner common with Lot 3 in the west line of Lot 5, Rivergate Industrial Park; thence with Lot 5, South 20 deg. 22' 00" East, 104.00 feet to a point, a corner with Lot 2 in the west line of Lot 5; thence with Lot 2, South 69 deg. 38' 00" West 200.00 feet to the point of beginning, containing 20,800 square feet, 0.48 acre, more or less.

Being the same property conveyed to R. Clayton McWhorter by deed from John B. Cole filed for record in Book 7856, page 329, Register's Office for Davidson County, Tennessee.

The said property is unimproved property located on Myatt Drive, Madison, TN 37115.

The undersigned, R. Clayton McWhorter represents and warrants that the property, as hereinabove described, is not now, nor has it ever been a principal residence of the undersigned.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 1999, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to Restrictive Covenants contained in instruments of record in Book 6822, page 938, said Register's Office, and Book 7586, page 485, said Register's Office.

3. Subject to any and all matters as they may appear on the Plan of record in Book 6250, page 806, said Register's Office.

4. Subject to a 30-foot utility easement for sewer, gas, water and electricity reserved by instrument of record in Book 6663, page 752, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my 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.

MICHAEL L. MURPHY executes this Warranty Deed as Attorney-in-Fact for R. CLAYTON McWHORTER under a Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

This conveyance is made under Section 1031 of the Internal Revenue Code as a "Like-Kind" Exchange on behalf of the GRANTEES, AARON T. WALKER and wife, ROBIN M. WALKER.

HOMER R. AYERS, Trustee/Exchangor, joins in this Deed, to convey any and all right, title or interest which he may have in the said property, by virtue of an Assignment from Aaron T. Walker and Robin M. Walker for the purpose of effecting a "like-kind" exchange under Section 1031 of the Internal Revenue Code.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"
R. Clayton McWhorter
By: Michael L. Murphy
Attorney In Fact
R. CLAYTON McWHORTER
BY: Michael L. Murphy
Attorney In Fact

"GRANTEES"
AARON T. WALKER

Robin M. Walker
ROBIN M. WALKER

HOMER R. AYERS, Trustee/Exchangor

061742 3
IDENTIF. ↑ REFERENCE

99 JUL 29 AM 8:56
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOMER R. AYERS, AARON T. WALKER and wife, ROBIN M. WALKER, 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, at office, this the 28th day of July, 1999.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 28th day of July, 1999, before me, personally appeared MICHAEL L. MURPHY, to me known to be the person who executed the foregoing instrument on behalf of R. CLAYTON McWHORTER, and acknowledged that he executed the same as the free act and deed of the said R. CLAYTON McWHORTER.

WITNESS my hand and official seal this the 28th day of July, 1999.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

Sworn to and subscribed before me, this the 28th day of July, 1999.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11593 PG. 762

061742 3
IDENTIF. & REFERENCE

99 JUL 29 AM 8:56

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	135000.00
CON TX	499.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	514.50
CHECK	514.50

07/29/99 01 09:01 0001 8705

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1496958