ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires 1-29-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 94,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF September 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Sid G. Walker | Franklin American Mortgage | MAP 84-1 |
| (NAME) | (NAME) | |
| 1213 Rosebank Avenue | 501 Corporate Centre Drive, #400 | PARCEL 123 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Franklin, TN 37067 | 15DA50465 |
| (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, Wendell L. Walley and wife, Anna Jean Walley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sid G. 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:

BEING Lot No. 2 on the Plan of Rose Estates, Section 1, as of record in Book 3600, Page 37, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 80 feet on the easterly side of Rosebank Avenue and runs back 243.18 feet on the northerly line an 195.28 feet on the southerly line to a dead line in the rear on which it measures 93.24 feet.

Being the same property conveyed to Wendell L. Walley and wife, Anna Jean Walley by deed from Robert Preston Thompson and wife, Sandra L. Thompson, of record in Book 5499, Page 10, Register's Office for said County.

Trymon Messer executes this instrument as Attorney In Fact for Wendell L. Walley and Anna Jean Walley pursuant to Power of Attorney recorded simultaneously herewith.

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

99 OCT 13 PM 2:21
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0646210

REFERENCE

unimproved ( )
This is improved ( X ) property, known as 1213 Rosebank Avenue, Nashville, TN 37206
(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 September 19 99

Wendell L. Walley
By: Wendell L. Walley By: Trymon Messer P.O.A.
Trymon Messer, Attorney-in-fact
Anna Jean Walley
By: Anna Jean Walley By: Trymon Messer P.O.A.
Trymon Messer, Attorney-in-fact


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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 _____

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

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 30th day of September, 19 99, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ TRYMON MESSER, to me known to be the person who executed the foregoing instrument in behalf of WENDELL L. WALLEY & ANNA JEAN WALLEY and acknowledged that he executed the same as the free act and deed of the said WENDELL L. WALLEY & ANNA JEAN WALLEY.

Witness my hand and seal at Goodlettsville, Tennessee, this the 30th day of September, 199 9.

Commission expires: May 28, 2000

_____
Notary Public

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 11702 PAGE 278

**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 |

0646210

REFERENCE

99 OCT 13 PM 2:21

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CHARGE | 54500.00 |
| [illegible] | 349.65 |
| FEE | 1.00 |
| [illegible] | 9.00 |
| FEE | 2.00 |
| TOTAL | 360.65 |
| CHECK | 360.65 |

[illegible] 14:25 3001 9452

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1527291