BOX 28

000 20107

OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

Instr:200002170015925 Page: 1 OF 3
REC'D FOR REC 02/17/2000 11:26:06AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $740.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Michael J. Walker
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th
DAY OF February, 2000.

NOTARY PUBLIC

My Commission expires: 4/28/2002

THIS INSTRUMENT PREPARED BY:

Devereaux D. Cannon, Jr., Attorney 201 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
MICHAEL J. WALKER (NAME)	Same (NAME)	91-8-185
4511 Kentucky Ave. (ADDRESS)	(ADDRESS)	
Nashville TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ROBERT B. SNEED, JR.

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

MICHAEL J. WALKER

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A"

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR, HIS SPOUSE OR DEPENDENTS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2000, which have been prorated and assumed by the Grantee.

2. PCS Site Agreement of record in Book 9989, page 991, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as

4511 KENTUCKY AVENUE - NASHVILLE, TN 37209
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 16th day of February, 2000.

ROBERT B. SNEED, JR.

Robert B. Sneed, Jr.

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ROBERT B. SNEED, JR., the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 16th day of February, 2000.

My Commission expires:
9/28/2002

Jo Ann Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 33, 34, 35 and 36 on the unrecorded Map of the Subdivision of the Beatrice Lockhart Property in the old 25th Ward of the City of Nashville, each of which front 50 feet on the southerly margin of Kentucky Avenue and runs back 155 feet to an alley, and more fully described as follows:

Beginning at a point in the southerly margin of Kentucky Avenue, being the common corner of Lots Nos. 36 and 37; thence along the southerly margin of Kentucky Avenue, 200 feet to a point, the common corner of Lots Nos. 32 and 33; thence with the line between said lots southerly 155 feet to the north margin of an alley; thence east 200 feet to a point in the northerly margin of said alley, the common corner of Lots Nos. 36 and 37; thence north 155 feet with the line between said lots to the point of beginning.

Being the same property conveyed to ROBERT B. SNEED, JR. by deed from JAMES R. OVERBY of record in Book 8950, page 404, Register's Office for Davidson County, Tennessee, and by deed from JOSEPH C. GIBSON AND WIFE, RUBY BAKER GIBSON of record in Book 5496, page 810, said Register's Office.