ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Maureen R. Mattingly	Union Planters Bank, National Association	
	Attn: Tax Dept.	MAP and PARCEL
516 Annex Avenue	3100 West End Avenue, Suite 530	90-12 153
Nashville, TN 37209	Nashville, TN 37203	

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Roger D. Walker and Sherry T. Walker, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Maureen R. Mattingly, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 169 on the Plan of Charlotte Park, Section II, of record in Book 2663, Pages 22 and 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roger D. Walker and wife, Sherry T. Walker, by deed from Timothy Simons and wife, Polly S. Simons, of record in Book 9792, Page 696, Register's Office for Davidson County, Tennessee.

This is property with a common address of 516 Annex Avenue, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantee; (2) The plan of record in Book 2663, Pages 22-23, said Register's Office, and all matters therein; (3) Restrictive Covenants of record in Book 2689, Page 38, said Register's Office; (4) Sewer easement of record in Book 2593, Page 566, said Register's Office.

Davidson County DEEDWARR
Recvd: 07/27/01 14:12 2pgs
Fees:13.00 Taxes:407.93
20010727-0080013

[**STATE OF TENNESSEE**]
[**COUNTY OF DAVIDSON**]
[The actual consideration or value, whichever is greater for this]
[transfer is $110,250.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 26th day of July, 2001.]
[ ]
[My Commission Expires: 3/23/2002]
[Notary Public]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **26th** day of **July, 2001**.

Roger D. Walker

Sherry T. Walker

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 **Roger D. Walker and Sherry T. Walker, husband and wife** , with whom I am personally acquainted, or who 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 office this **26th** day of **July, 2001**.

Notary Public
My Commission Expires: 3-23-2002

File No. 0107-135.wd