THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Theresa M. Witt	City Federal Savings Bank	MAP 103-09
5719 Stoneway Trail	30 Warder Street	PARCEL 028
Nashville, TN 37209	Springfield, OH 45501	8DA 57205

WARRANTY DEED BOOK 7849 PAGE 830

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edward G. Walker, III, and Nancy Walker Stanberry hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Theresa M. Witt hereinafter called the Grantee, Grantee's 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. 30 on the plan of Hillwood Park, of record in Book 3300, pages 27 and 28, Register's Office for said County.

SAID Lot No. 30 fronts 190.0 feet on the southeasterly margin of Stoneway Trail and extends back 303.75 feet on the northeasterly line and 319.2 feet on the southwesterly line to a dead line in the rear, measuring 80.7 feet thereon.

BEING the same property conveyed to Edward G. Walker, III, and Nancy Walker Stanberry by deed from Paul E. Cook and Sovran Bank, Executors of the Estate of David L. Williams of record in Book 7648, page 639, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3312, page 104, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Nancy Walker Stanberry by Edward Glenn Walker, III, as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to this deed and incorporated herein by reference.

This is (~~an~~) improved property, known as 5719 Stoneway Trail, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 23rd day of May, 1989.

Edward G. Walker, III

Nancy Walker Stanberry
BY: Edward Glenn Walker, III
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of May, 19 89, before me personally appeared Edward G. Walker, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 9-26-92

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 325,000.00.

Theresa M Witt
Affiant

Subscribed and sworn to before me, this the 23rd day of May, 19 89.

My Commission Expires: 9-26-92

Notary Public

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 Edward Glenn Walker, III, with whom I am personally acquainted, or to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Nancy Walker Stanberry as her Attorney in Fact, as the free act and deed of the within named Nancy Walker Stanberry. Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of May, 1989.

NOTARY PUBLIC

My commission expires: 9-26-92

WARRANTY DEED

from:

EDWARD G. WALKER, III, AND NANCY WALKER STANBERRY

to:

THERESA M. WITT

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

28351

"EXHIBIT A"

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Edward Wilson

Affiant

Sworn to and subscribed before me this 23rd day of May, 1989.

Notary Public

My Commission Expires: 9-26-92

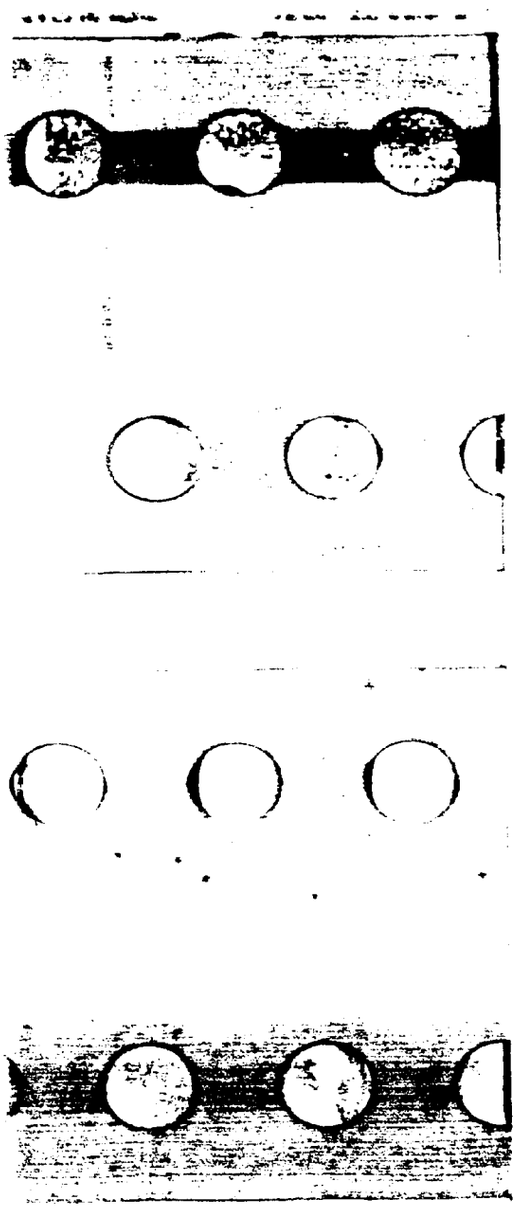
RECEIVED FOR RECORD
May 25 2 15 PM '89
FILED FOR RECORD IN THE REGISTER'S OFFICE
DAVIDSON COUNTY, TN

7968 05/25 0101 03CHECK 1082.00

36129.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 7849 PAGE 833

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
325000.00
CON TX 1072.50
PRFEE 0.50
WDEED 9.00
TOTAL 1082.00
CHECK 1082.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/25/89 01 14:14 0001 9968

36129

MAY 25 2 15 PM '89

No. 213343