STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Subscribed and sworn to before me, this the 31st day of December, 19 92

My commission expires: 12/8/96 (Affix Seal)

DORIS M. FREEMAN NOTARY PUBLIC LANCE STATE OF TENNESSEE

X Carl E Walton
Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
181 East Main Street · Jefferson Building · Suite 8 · Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Carl E. Walton	SOURCE ONE MORTGAGE SERVICES
5510 Country Dr. Unit 14	27555 Farmington Road
Nashville, TN 37214 (STREET ADDRESS / CITY / STATE / ZIP)	Farmington Hills, MI 48334-3357 (STREET ADDRESS / CITY / STATE / ZIP)
MAP & PARCEL NO.: Map 162.09 Group A Parcel 14 I.D. #5DU55889	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, James Sagar, unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Carl E. Walton, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Unit No. 14 of Hickory Valley Condominium, Phase 2, a horizontal property regime established by Master Deed of record in Book 4659 at page 32, the Plat of which is of record in Plat Book 4460 at page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Sagar, unmarried by deed recorded in Book 5141 at page 862 , Register's Office for Sumner County, Tennessee. The deed referenced in Book 5141, page 862, filed for record in the Register's Office for Davidson County, Tennessee, erroneously references the Plat having been filed at page 13, and should have reflected the Plat having been filed at page 133.

Shirley Krutsinger executes this Deed on behalf of James Sagar, under a Limited Power of Attorney being recorded simultaneously herewith.

This conveyance is subject to taxes for the year 93 and subsequent years, easements and restrictive covenants of record.

80895

IDENTIFICATION REFERENCE

JAN 8 9 36 AM '93
LOIS Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

ERRORS MADE IN LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

THIS IS IMPROVED PROPERTY KNOWN AS 5510 Country Dr. Unit 14, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my hand this 31st day of December, 19 92

James Sagar by Shirley Krutsinger, his Attorney-in-Fact

James Sagar by Shirley Krutsinger, his Attorney-in-Fact

State of Tennessee
County of _____

BOOK 8835 PAGE 920

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My commission expires:

_____

_____
Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My commission expires:

_____

_____
Notary Public

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, SHIRLEY KRUTSINGER, to me known to be the person who executed the foregoing instrument on behalf of JAMES SAGAR, and who acknowledged that she executed the same as the free act and deed of the said JAMES SAGAR.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 1992.

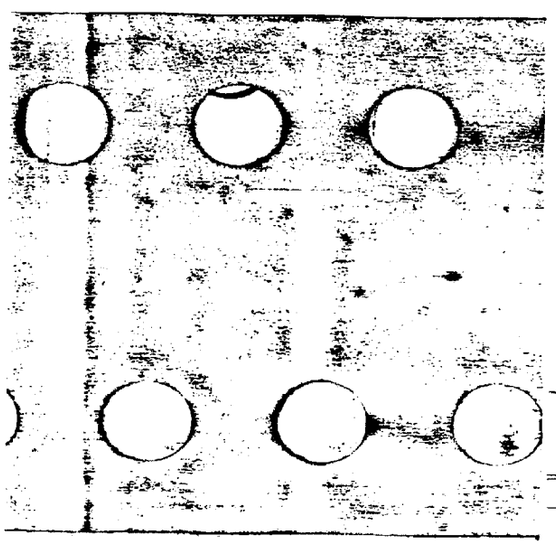
NOTARY PUBLIC

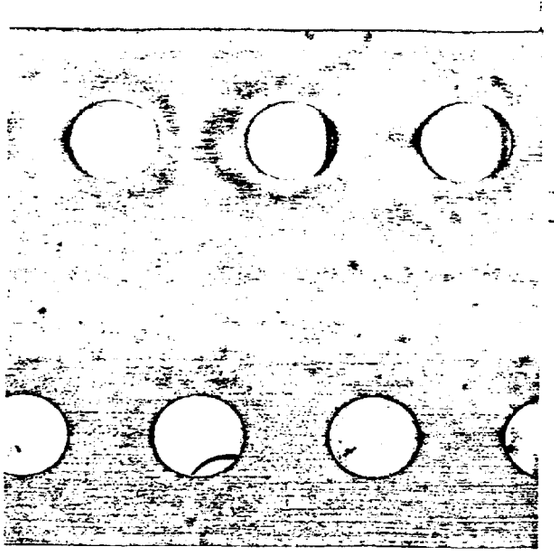
My Commission Expires:
12/8/96

DORIS M. FR... NOTARY PUBLIC STATE OF TENNESSEE

TENNESSEE TITLE & TRUST, Inc.

3939 01/08 0101 03CHECK 157.00





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

RECEIVED OF _____

FOR _____

BOOK 8835 PAGE 921

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	40000.00
			CON TX	148.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	157.00
			CHECK	157.00
01/08/93	01	09:35	0001	3939

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80895

IDENTIFICATION REFERENCE

JAN 8 9 36 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 608734