STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Stephanie Lynn Austin
Affiant

My Commission Expires: 4/21/96

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 1995.

Notary Public

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2031 Gallatin Road North
Madison, Tennessee 37115

4276 11/04 0101 03CHECK 323.50

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Walter Darnell Austin, etux 315 Port Drive Madison, TN 37115	Mortgage Service America Company 11320 Random Hills Road, Suite 400 Fairfax, Virginia 22030	42-14-29

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, EDWARD MICHAEL WALKER and wife, CAROL ANN WALKER, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said WALTER DARNELL AUSTIN and wife, STEPHANIE LYNN AUSTIN, (the "Grantees"), their heirs and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Sherry Heights, Section III, which is of record in Book 2331, pages 126 and 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Edward Michael Walker and wife, Carol Ann Walker, by quitclaim deed from William J. Castleman, Trustee, of record in Book 7723, page 33, Register's Office, Davidson County, Tennessee.

This is improved/unimproved property known as 315 Port Drive, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

81915

IDENTIF. & REFERENCE

93 NOV -4 AM 10:38

WITNESS our hand(s) this the 29th day of October, 1993.

EDWARD MICHAEL WALKER

CAROL ANN WALKER

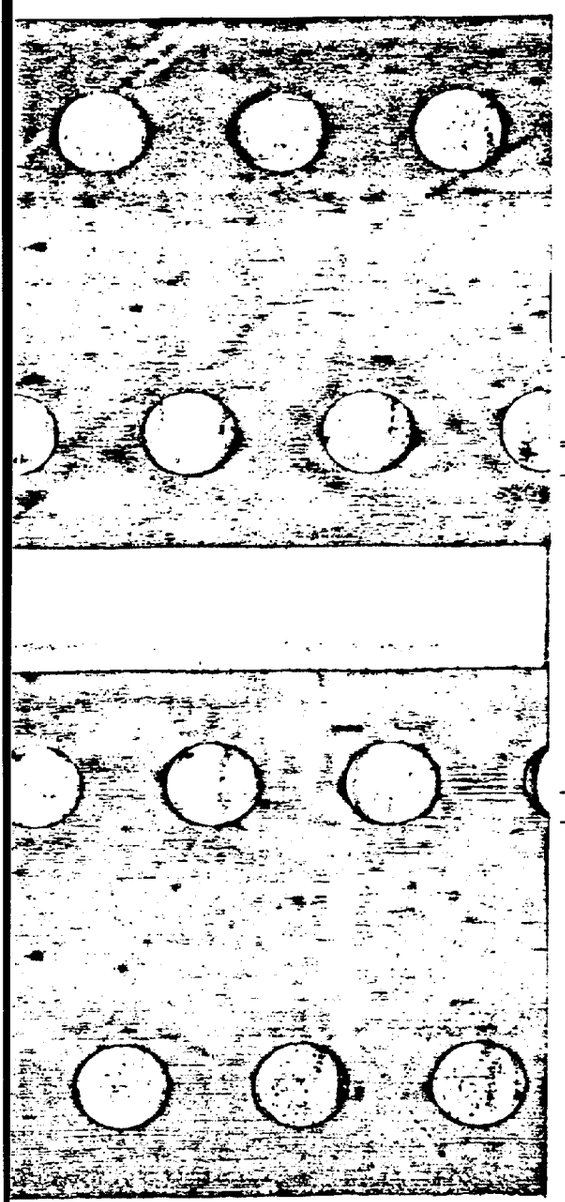
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Edward Michael Walker and wife, Carol Ann Walker, the within named bargainor, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 29th day of October, 1993.

NOTARY PUBLIC

My Commission Expires: 4/21/96



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

RECEIVED OF _____

FOR _____

BOOK 9140 PAGE 362

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 85000.00
				CON TX 314.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 323.50
				CHECK 323.50
11/04/93	01			10:38 0001 4276

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81915
IDENTIF. & REFERENCE

93 NOV -4 AM 10:38
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 718112