PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 35034)
Dav. Co. File: Box 8

CHRISTY WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 104900.00

James D. Walters
Affiant

Sworn and subscribed before me on May 31st, 19 94.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:
James D. Walters
Frances S. Walters
3337 Quail Run Court
Nashville, Tennessee 37214

RESPONSIBLE FOR PAYMENT OF TAXES:
First Union Nation Bank
150 Fayetteville Street Mall
Raleigh, NC 27601

MAP-PARCEL NUMBERS
108-12-186

WARRANTY DEED

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, the undersigned **Wayne Hopper, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto James D. Walters and spouse, Frances S. Walters, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 22 on the plan of Section 3, Trailwood, of record in Book 6900, page 67, Register's Office for said County.

SAID Lot No. 22 fronts 51.83 feet on the northeasterly margin of Quail Run Court and extends back 126.00 feet on the northwesterly line and 142.21 feet on the southeasterly line to a line in the rear, measuring 109.96 feet thereon.

BEING the same property conveyed to Wayne Hopper, a single person, by deed from Stephen Gamaras and spouse, Eve Gamaras, of record in Book 9236, page 423, said Register's Office.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

57710
IDENTIF. & REFERENCE

94 JUN -6 AM 10:02
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

2438 06/06 0101 03CHECK 397-13

This is improved property, known as: 3337 Quail Run Court, Nashville, Tennessee 37214

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF on 5/19, 1994.

Wayne Hopper

Wayne Hopper

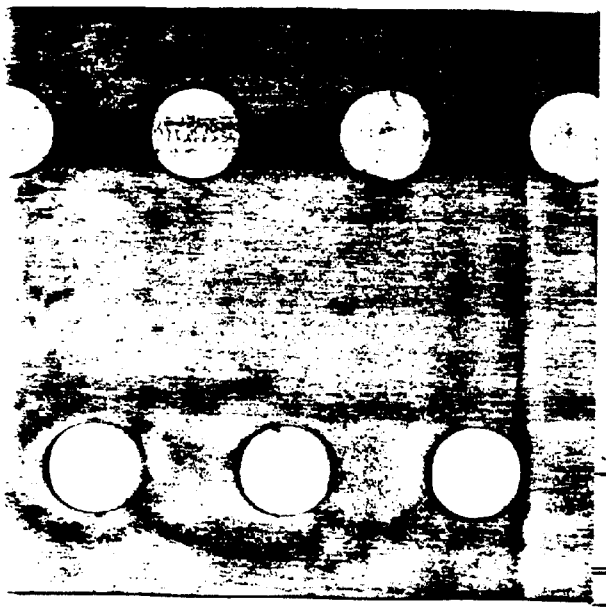
State of
County of

On 5/19, 1994, before me the undersigned authority, personally appeared Wayne Hopper, 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 the execution as a free act and deed.

My Commission Expires: 6/9/94

Notarial Seal
Patricia D. Hurter, Notary Public
Tredyffrin Twp., Chester County
My Commission Expires June 9, 1994
Member, Pennsylvania Association of Notaries

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

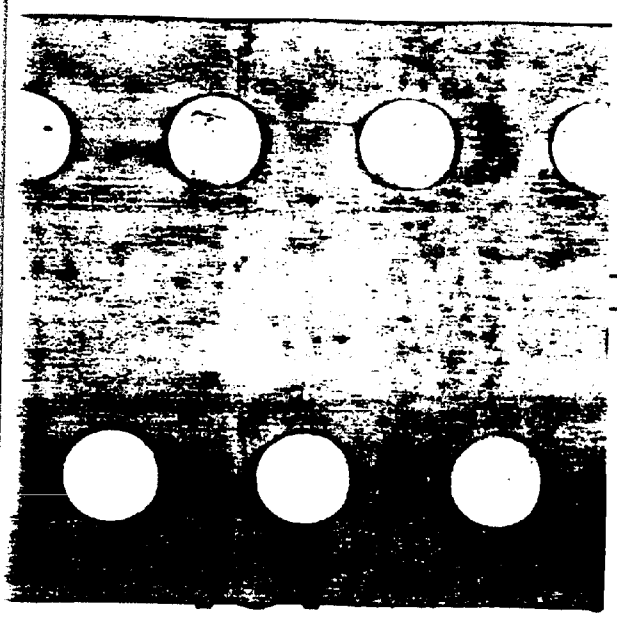
RECEIVED OF _____

FOR _____

BOOK 9368 PAGE 963

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	104900.00
			CON TX	388.13
			PRFEE	1.00
			MDEED	8.00
			TOTAL	397.13
			CHECK	397.13
06/06/94	01		10:04 0001	2438



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57710
IDENTIF. & REFERENCE

94 JUN -6 AM 10: 02
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 799215