WARRANTY DEED

BOX #19B

#94-6-57

BOOK 9396 PAGE 216

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,900.00

Teresa Jo Walters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 94

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
TERESA JO WALTERS (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 162-05-0-C
5515 Country Drive, Unit E-33 (ADDRESS)	P. O. Box 105076 (ADDRESS)	PARCEL 033CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Atlanta, GA 30348-5076 (CITY) (STATE) (ZIP)	FB #05DU-55643

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, DORIS A. WARD, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERESA JO WALTERS, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Townhouse or Unit No. E-33 of Hickory Valley Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4521, Page 574, and Clarification of Master Deed of record in Book 5001, Page 394, and amended in Book 8466, Page 263, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Townhouse or Unit as set forth in said Master Deed. Reference is hereby made to the plat of Hickory Valley, as of record in Book 4460, Page 27, in said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Doris A. Ward, by Deed from John C. Weicher, Acting Secretary of Housing and Urban Development of Washington, D.C., of record in Book 8853, Page 211, Register's Office for Davidson County, Tennessee.

The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws of Hickory Valley Homeowners' Association, Inc., of record in Book 4521, Page 582, Register's Office for Davidson County, Tennessee, for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and

CONTINUED ON PAGE 2

unimproved ( )
is improved (X) property, known as 5515 Country Drive, Unit E-33, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 30th day of June 19 94

Doris A. Ward

DORIS A. WARD

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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 DORIS A. WARD, A SINGLE PERSON

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of June, 19 94.

Commission expires September 6, 1995

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

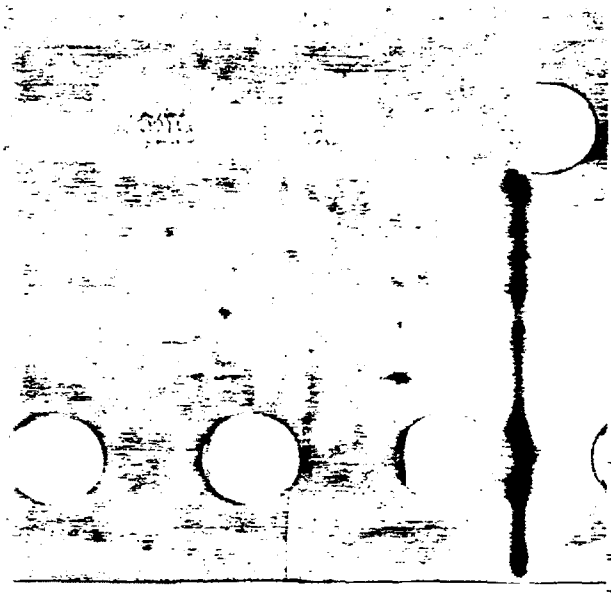
Notary Public

LEGAL DESCRIPTION CONTINUATION

other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed, as of record aforementioned, establishing a Horizontal Property Regime of Hickory Valley Condominiums; easements and setback lines, if any, as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

94 JUL -1 PM 4:07
REGISTER
DAVIDSON COUNTY, TN.

2835 07/01 0101 03CHECK 204.73



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

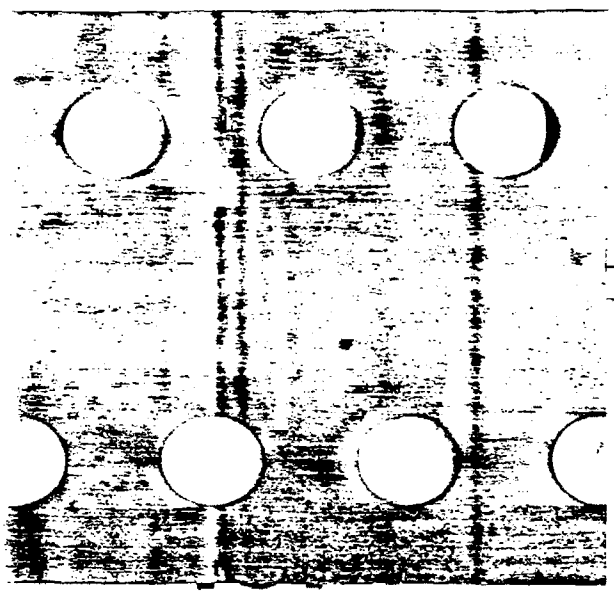
RECEIVED OF _____

FOR _____

BOOK 9396 PAGE 218

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 52900.00
CON TX 195.73
PRFEE 1.00
WDEED 8.00
TOTAL 204.73
CHECK 204.73

07/01/94 01 16:07 0001 2835

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67246

REQUEST FOR REFERENCE

94 JUL -1 PM 4:07

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 809493