[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[Bobbie E. Rediker	[Mortgage Resources,]	]
[1007 West McKennie Ave.	[Inc.]	Map 072-13-0]
[Nashville, TN 37206	[404 BNA Drive, Ste.]	Parcel 360.00]
[	[400]	]
[	[Nashville, TN 37217]	]
[This instrument prepared by: Joseph V. Ferrelli, Attorney at Law		
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205]		
[		]
[		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Ruth G. Walker, a widow (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Bobbie E. Rediker, unmarried (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being the southerly 140 feet of Lot No. 37, and the southerly 140 feet of the easterly 25 feet of Lot No. 36 on the Plan of Nashville Trust Company's Subdivision of the Tim H. Moore's Subdivision of record in Book 843, Page 79, Register's Office for Davidson County, Tennessee, said parts of said lots being described as follows:

Beginning at a point in the northerly margin of McKennie Avenue, formerly Dayton Avenue, at the corner of Lots Nos. 37 and 38 of said subdivision; thence northwardly with the line between said two lots 140 feet to a point; thence westwardly 75 feet to a point; thence southwardly parallel to the line between Lots nos. 36 and 37, 140 feet to a point in the northerly margin of McKennie Avenue; thence with the margin of the same 75 feet to the point of beginning.

Being the same property conveyed to Jessie W. Walker and wife, Ruth G. Walker by Warranty Deed from James A. Baker and wife, Ruth G. Walker of record in Book 2029, Page 319, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

Jessie W. Walker, husband of Ruth G. Walker, has since died and title has vested solely in Ruth G. Walker, as the sole surviving tenant by the entirety.

Ruth G. Walker and Ruth A. Walker are one and the same person.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1007 West McKennie Avenue, Nashville, Tennessee 37206.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $57,500.00.
[Affiant
[Subscribed and sworn to before me this
[16th day of December, 1996.
[Notary Public
[My Commission Expires 9/23/2000

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant 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 except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of December, 1996.

Ruth G. Walker

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

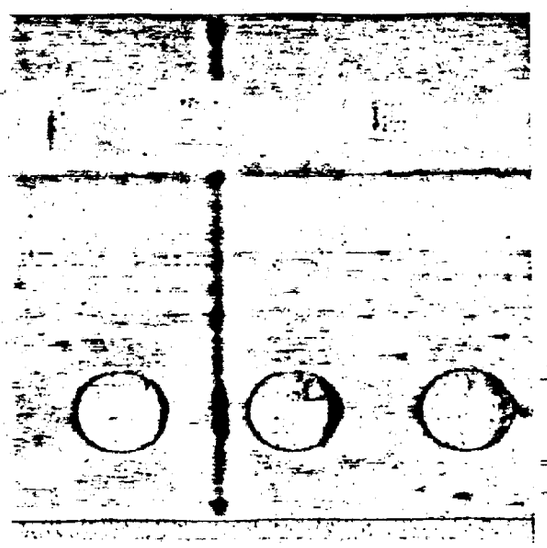
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ruth G. Walker, a widow**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purpose therein contained.

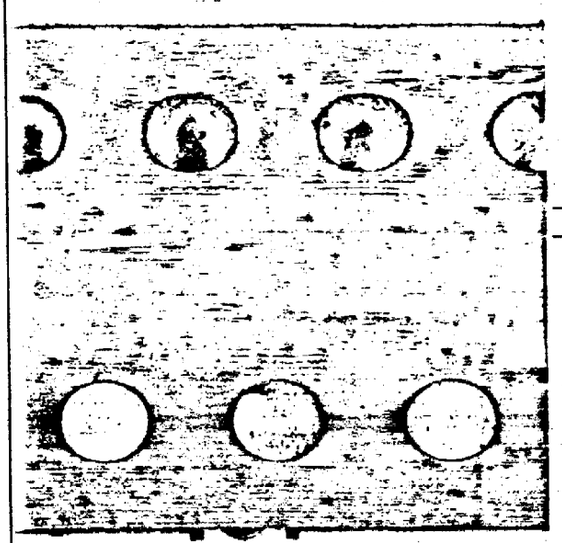
WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of December, 1996.

NOTARY PUBLIC

My Commission Expires: 9/23/2000

0256818
IDENTIF. ↑ REFERENCE
96 DEC 18 AM 9:20
ELAINE ANDERSON REGISTER
DAVIDSON COUNTY, TN.
2004 12/18 0101 03CHECK 221.75





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

RECEIVED OF _____

FOR _____

BOOK 10293 PG 870

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 57500.00
				CON TX 212.75
				PRFEE 1.00
				WDEED 8.00
				TOTAL 221.75
				CHECK 221.75
12/18/96	01			09:30 0001 6804

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256818
IDENTIF. & REFERENCE

96 DEC 18 AM 9:30
FELIX Z. WILSON II REGIST
DAVIDSON COUNTY, TN.

No. 1099403