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58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES: 11 30 99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelby B. Collins (NAME)	Crestar Mortgage Corporation (NAME)	MAP 142-14
844 Beech Bend Drive (ADDRESS)	901 Semmes Avenue (ADDRESS)	PARCEL 147
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	

FOR AND 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, John M. Walker and wife, Robin M. Walker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shelby B. Collins

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:

Being Lot No. 635 on the Plan of Harpeth Woods, Section of Harpeth Valley Park, of record in Book 4860, page 111, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John M. Walker and wife, Robin M. Walker by deed from Paul Aponte, of record in Book 9129, page 57, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 5051, page 92, amended in Book 5197, page 123 and Book 5228, page 718, Register's Office for Davidson County, TN.

Plan of record in Book 4860, page 111, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

unimproved ( )
This is improved (X) property, known as 844 Beech Bend Drive, Nashville, TN 37221
(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 our hand s this 14th day of January 19 97

John M. Walker

Robin M. Walker By: John M. Walker, attorney in fact.
Robin M. Walker
By: John M. Walker, Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. Walker and wife, Robin M. Walker

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 14th day of January, 1997.

Commission expires 11.30.97

Notary Public

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

State of Tennessee
County of Williamson

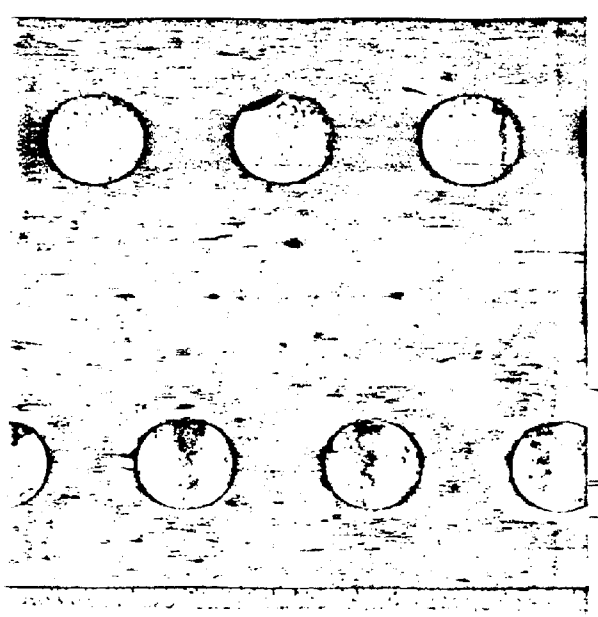
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John M. Walker, with whom I am personally acquainted, and who acknowledged that he is the attorney-in-fact of Robin M. Walker and is authorized by Robin M. Walker to execute this instrument on her behalf.

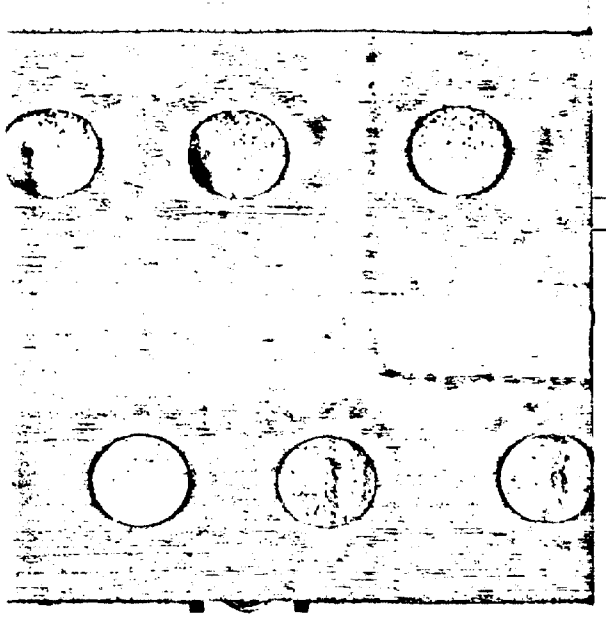
Witness my hand, at Franklin, Tennessee, this 14th day of January, 1997.

11.30.97
My commission expires

Notary Public

02651 56
IDENTIFICATION REFERENCE
97 JAN 17 PM 2:38
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.
5879 01/17 0101 03CHECK 471.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
125000.00

CON TX	462.50
PRFEE	1.00
WDEED	8.00
TOTAL	471.50
CHECK	471.50

01/17/97 01 14:41 0001 5879

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0265156
IDENTIF. & REFERENCE

97 JAN 17 PM 2:39
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1108374