File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 10324 PG 202

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

#14291

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
KAREN R. HACKNEY (NAME)	SOUTHEASTERN MORTGAGE OF TENN. (NAME)	MAP 117-11-B
3600 Hillsboro Pike, D-15 (STREET ADDRESS OR ROUTE NUMBER)	565 Marriott Drive, Suite 250 (STREET ADDRESS)	PARCEL 63.00
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37214-5014 (CITY) (STATE) (ZIP)	FB 7DA 90124

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, SOUTHEAST VENTURE CORPORATION, A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KAREN R. HACKNEY, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit D-15 on the Revised Plan of the Villager East of record in Plat Book 5200, page 235, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Villager East Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5457, page 298, corrected in Book 5553, page 336, said Register's Office.

Being the same property conveyed to Southeast Venture Corporation, a Tennessee corporation by quitclaim deed from George A. Volkert, Trustee of record in Book 8745, page 331, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5457, page 298, corrected in Book 5553, page 336; (3) Charter of record in Book 5450, page 744; (4) Easements of record in Book 4110, page 245; (5) All matters appearing on the Plan of record in Plat Book 5200, page 235, said Register's Office.

02654 5

IDENTIFICATION ... FOR REFERENCE

97 JAN 21 AM 10:33

DAVIDSON COUNTY, TN.

6187 01/21 0101 03CHECK 168.10

This is improved (XX) property, known as 3600 Hillsboro Pike, D-15, Nashville, Tennessee 37215 unimproved ( )

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of January 19 97

SOUTHEAST VENTURE CORPORATION, A TENNESSEE CORPORATION
By: Wood S. Caldwell
WOOD S. CALDWELL, PRESIDENT

STATE OF TENNESSEE

BOOK 10324 PG 203

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

State of Tennessee:
County of Davidson:

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Wood S. Caldwell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the president of Southeast Venture Corporation, a Tennessee Corporation, the maker or constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 16th day of January, 1997.

Notary Public

My Commission Expires: 9/23/2000

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Karen R Hackney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 1997

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

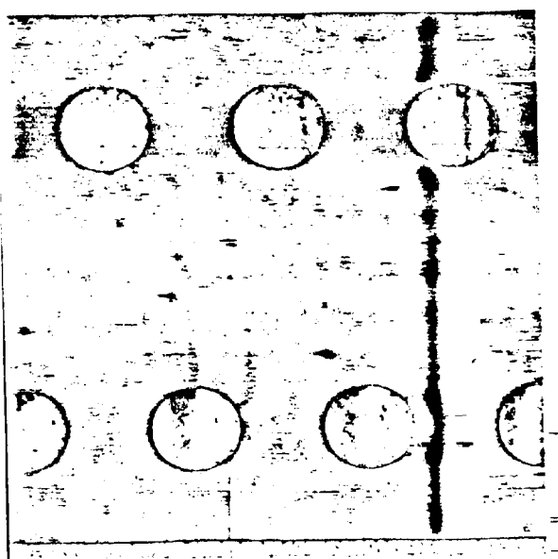
SOUTHEAST VENTURE CORPORATION,
A TENNESSEE CORPORATION

TO

KAREN R. HACKNEY

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

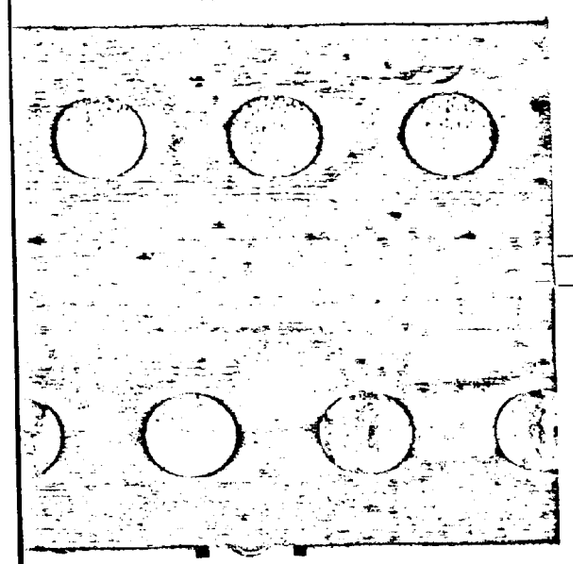
RECEIVED OF _____

FOR _____

BOOK 10324 PG 204

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 43000.00
CON TX 159.10
PRFEE 1.00
WDEED 8.00
TOTAL 168.10
CHECK 168.10

01/21/97 01 10:37 0001 6187

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

026544S
IDENTIFICATION REFERENCE

97 JAN 21 AM 10:33

REGISTER
DAVIDSON COUNTY, TN.

No. 1108679