FILE BOX 51-A

First Title and Escrow Company, Inc. **WARRANTY DEED**

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 10335 PG 556

#14390

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HALLEY WALTON (NAME)	NEW OWNER (NAME)	103-16-C
4225 Harding Pike #207 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	207
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA79515

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, JEAN ELAINE KIRKLAND, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HALLEY WALTON, 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 207 on the Plan of Wellington Arms of record in Plat Book 5200, page 316, 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 Wellington Arms Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5721, page 241, corrected in Book 5740, page 897, said Register's Office.

Being the same property conveyed to Jean Elaine Kirkland by deed from John Rovensky Grace and wife, Sherri L. Grace of record in Book 9001, page 717, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5721, page 241, corrected in Book 5740, page 897; (3) Easement of record in Book 7692, page 861; (4) Charter of record in Book 5833, page 312; and (5) All matters appearing on the Plan of record in Plat Book 5200, page 316, said Register's Office.

9969 01/31 0101 03CHECK 327.20

0268951 IDENTIF. & REFERENCE

97 JAN 31 PM 2:50 FELIX P. WILSON II REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX property, known as 4225 Harding Pike #207, Nashville, Tennessee 37205

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 30th day of January, 1997.

Jean Elaine Kirkland
JEAN ELAINE KIRKLAND

BOOK 10335 PG 557

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEAN ELAINE KIRKLAND with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of January, 19 97.

My commission expires 9/23/2000 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 } HW

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Halley Walton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 19 97

MY COMMISSION EXPIRES: July 24, 1999 (AFFIX SEAL) Herman A. Ruben Notary Public

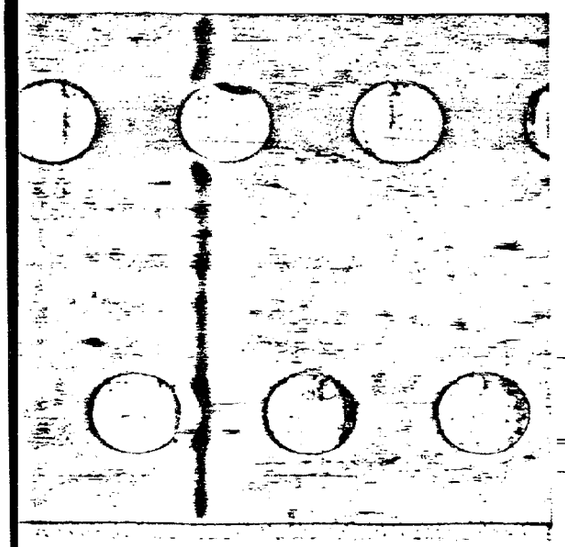
NOTARY PUBLIC AT LARGE

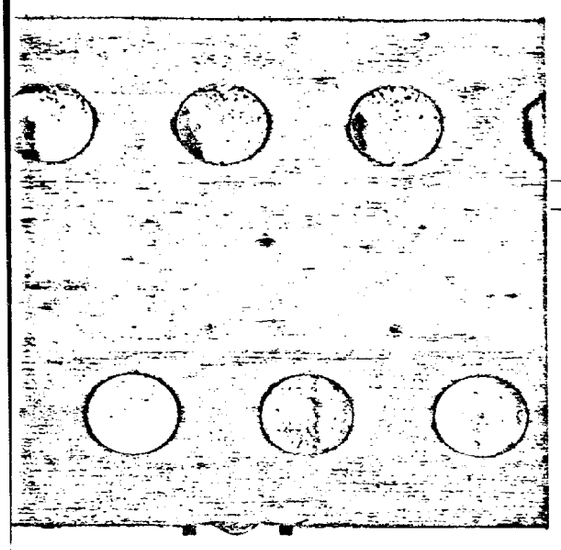
WARRANTY DEED

FROM JEAN ELAINE KIRKLAND

TO HALLEY WALTON

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C 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 10335 PG 558

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	86000.00
			CON TX	318.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	327.20
			CHECK	327.20
01/31/97	01	14:52	0001	9969

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0268951
IDENTIFICATION REFERENCE

97 JAN 31 PM 2:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1112426