BOX #19B
G#97-2-18K

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

BOOK 10355 PG 639

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Durik & Richardson Partnership P.O.Box 3961 Louisville, KY. 40201-3961	Same as New Owner	Map 119-5 Parcel 110 Field Book 6DA17286

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, AARON T. WALKER and DALE M. GARRETT, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto DURIK & RICHARDSON PARTNERSHIP, an Indiana general partnership composed of David L. Durik and Rod L. Richardson, General Partners, hereinafter referred to as the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southerly 49.5 feet of Lot No. 520 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee and further described according to a survey dated December 13, 1996 by Rocky L. Montoya, Registered Land Surveyor, License No. 697, as follows:

BEGINNING at a p.k. nail in the westerly margin of a concrete walk on the west side of Nolensville Pike, a corner to the property conveyed to John Crowell, et ux, et al, of record in Book 5026, page 203, Register's Office for Davidson County, Tennessee; thence, with said margin of said concrete walk, South 21 deg. 15' 01" East 49.50 feet to a p.k. nail, a corner to the property conveyed to A.S. Johnson, Trustee, of record in Book 1349, page 317, said Register's Office; thence with the line of Johnson, Trustee, South 69 deg. 22' 45" West 150.00 feet to a p.k. nail in the easterly margin of alley number 1815; thence with said margin of said alley, North 21 deg. 15' 03" West 49.46 feet to a p.k. nail, a corner to Crowell; thence with the line of Crowell, North 69 deg. 21' 52" East 150.00 feet to the point of beginning and containing 7,422 square feet or 0.17 acres, more or less.

BEING the same property conveyed to Aaron T. Walker and Dale M. Garrett by deed from Bonnie A. Small and Frances E. Prince recorded in Book 10355, page 655, Register's Office for Davidson County, Tennessee.

The mailing address for said property is: 2505 - 2507 Nolensville Road, Nashville, TN 37211.

The property description, as hereinabove set forth, was taken from a survey by Rocky L. Montoya, Registered Land Surveyor, License No. 697, dated December 13, 1996.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except for:

1. 1997 State and County Real Property Taxes, which are a lien but not yet due and payable, and which have been prorated between the parties and which will be paid, in full, by the GRANTEE, when due.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Robin M. Walker, wife of Aaron T. Walker, and Emma Marie Garrett, wife of Dale M. Garrett, join in this conveyance to convey any and all right, title or interest which they may have in the property described herein, marital or otherwise, but they make no representations or warranties, whatsoever, concerning the property.

WITNESS our hands on the day and date acknowledged below.

"GRANTORS"

AARON T. WALKER

ROBIN M. WALKER

DALE M. GARRETT

EMMA MARIE GARRETT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AARON T. WALKER and wife, ROBIN M. WALKER and DALE M. GARRETT and wife, EMMA MARIE GARRETT, 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, at office, this the 17 day of February, 1997.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $112,000.00.

Affiant

Sworn to and subscribed before me, this the 20th day of February, 1997.

NOTARY PUBLIC

My Commission Expires: July 24, 1999

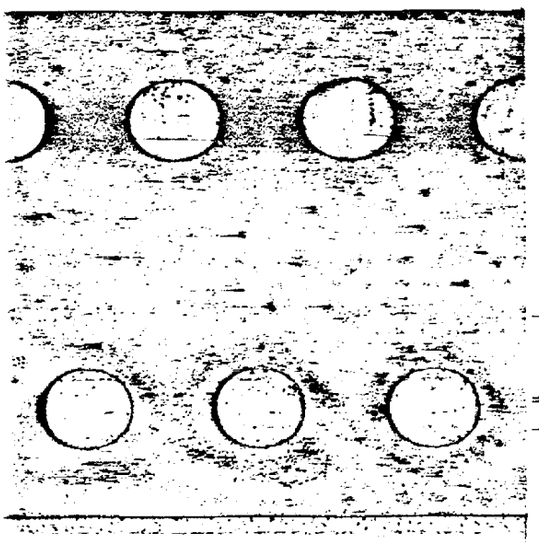
PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

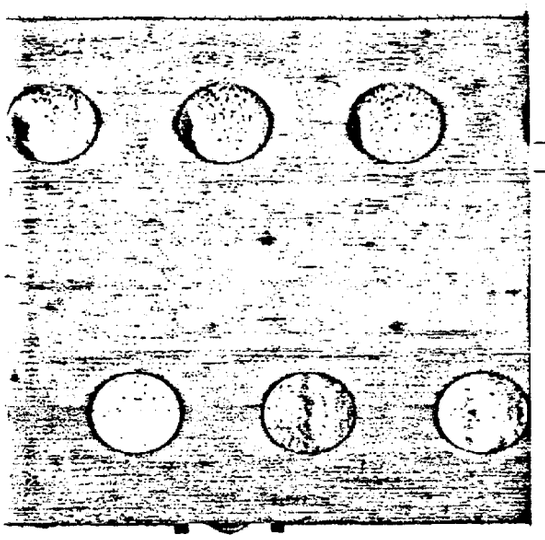
97 FEB 21 AM 11:36

IDENTIFICATION REFERENCE

02750611

97 0548 02/21 0101 03CHECK 423.40





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

RECEIVED OF _____

FOR _____

BOOK 10355 PG 641

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	112000.00
CON TX	414.40
PRFEE	1.00
WDEED	8.00
TOTAL	423.40
CHECK	423.40

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 001 8548

0275061
IDENTIF. & REFERENCE

97 FEB 21 PM 1:35

DAVIDSON COUNTY, TN

No. 1118987