This Instrument Prepared By:
John T. Gwin, Attorney at Law
2542 North Mt. Juliet Road, Suite 1
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:
Vicki R. Vaughn
161 Thistle Lane
Hermitage, Tennessee 37076

SEND TAX BILL TO:
****Mortgagee****
BOOK 10403 PG 342

MORTGAGEE:
Union Planters Bank
P.O. Box 3137
Memphis, TN 38173-0137

MAP	**86-14**
GROUP	**A**
PARCEL	**161.C0**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Helese P. Hopkins, now Viator** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Vicki R. Vaughn, unmarried**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 161 on the Plan of Hermitage Meadows, Stage 2, of record in Book 5200, page 682, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Helese P. Hopkins, unmarried (now Viator) by deed from Samuel J. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D. C. dated July 1, 1988, of record in Book 7596, page 796, Register's Office for Davidson County, Tennessee. Mitchell John Viator, husband of Helese P. Viator, joins in this conveyance to convey any marital interest he may have in said property.

This is improved property known as 161 Thistle Lane, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1997, a lien not yet due and payable. Map 86-14, Group A, Parcel 161.C0. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1997 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in an instrument of record in Book 6034, page 365, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants.

BOOK 10403 PG 343

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 5200, page 682, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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, her heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 28th day of March, 1997.

Helese P. Hopkins Viator
Helese P. Hopkins (now Viator)

Mitchell John Viator
Mitchell John Viator

STATE OF TENNESSEE)
COUNTY OF WILSON)

BOOK 10403 PG 344

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Helese P. Hopkins (now Viator) and husband, Mitchell John Viator** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of March, 1997.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/01

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $65,500.00.

Vicki R. Vaughn
AFFIANT

Subscribed and sworn to before me on this 28th day of March, 1997.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/01

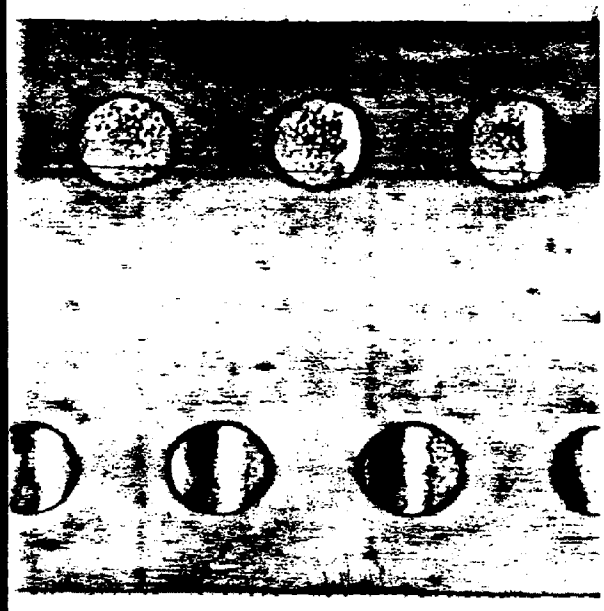
0290297

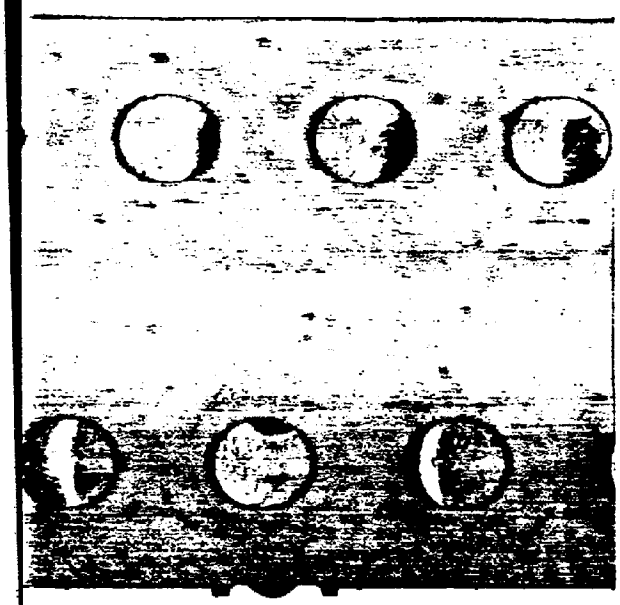
IDENTIFICATION REFERENCE

97 APR -3 AM 8:47

FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TN.

4863 04/03 0101 03CHECK 255.35





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

RECEIVED OF _____

FOR _____

BOOK 10403 PG 345

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	65500.00
CON TX	242.35
PRFEE	1.00
WDEED	12.00
TOTAL	255.35
CHECK	255.35

04/03/97 01 08:47 0001 4863

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0290297
IDENTIF. # REFERENCE

97 APR -3 AM 8:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1135117