This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
339 Main Street
Franklin, TN 37064

BOOK 10417 PG 431

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Irmgard Morrison 109 Hearthstone Manor Circle Brentwood, TN 37027	Sierra Western Mtg. Co 9451 Corbin Avenue Northridge, CA 91324	160-15-0-A-038.00CO

W A R R A N T Y D E E D

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Syble J. Young, unmarried**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Irmgard Morrison, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 38, Phase No. 3 on the Plan of Hearthstone Manor, a Planned Unit Development, of record in Book 6250, page 493, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said unit.
>
> Being the same property conveyed to Syble J. Young, unmarried by deed from Radnor Homes, Inc. of record in Book 6759, page 14, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 1997 Taxes are a lien, but not yet due and payable.
2. Restrictive covenants contained in instrument of record in Book 5409, page 485, Register's Office of Williamson County, Tennessee.
3. Covenants, conditions and restrictions contained in instrument of record in Book 6424, page 839, amended in Book 6582, page 154, Book 6600, page 251, Book 6884, page 251, Book 6916, page 230, Book 7398, page 907, Book 7403, page 563, Register's Office of Davidson County, Tennessee.
4. Subject to any and all building and zoning regulations of City, County and State.

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 I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out; BOOK 10417 PG 432

AND I FURTHER covenant and bind myself, my 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.

This property is known as:

109 Hearthstone Manor Circle, Brentwood, TN 37027

WITNESS MY HANDS THIS 7th DAY OF April, 1997 IN FRANKLIN, TENNESSEE.

Syble J. Young

SELLER: Syble J. Young

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Syble J. Young**, the within named bargainor(s) with whom I am personally acquainted and who acknowledge that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 7th day of April, 1997 in Franklin, TN.

Cynthia D. Witt

Notary Public

My Commission Expires:

1/13/98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10417 PG 433

The actual consideration or value, whichever is greater for this transfer is $170,000.00.

Samuel Morrison
AFFIANT
Evelyn Shinn, Atty in fact

Sworn to and subscribed to me, the undersigned, this 7th day of April, 1997, in Franklin, Tennessee.

Cynthia G. Witt
NOTARY PUBLIC

MY COMMISSION EXPIRES:

1/13/98

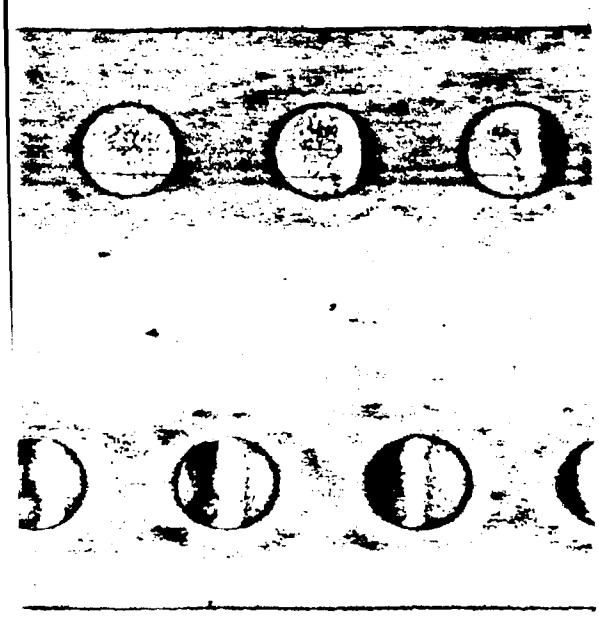
0294563

IDENTIF. & REFERENCE

97 APR 15 PM 1:45

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9636 04/15 0101 03CHECK 642.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

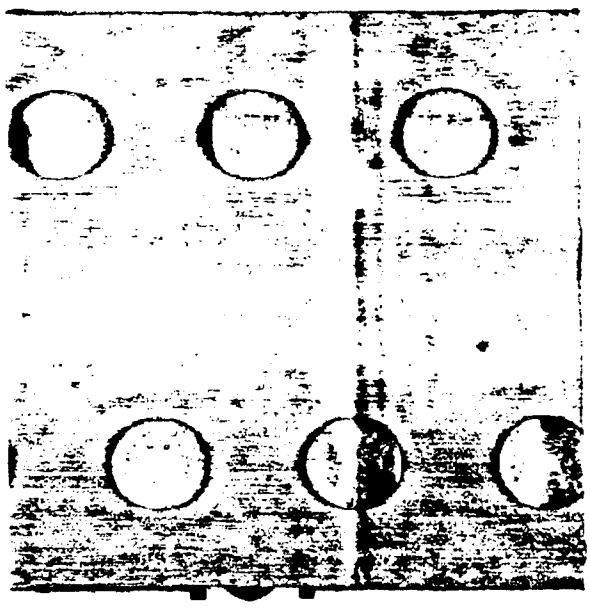
RECEIVED OF _____

FOR _____

BOOK 10417 PG 434

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
170000.00
CON TX 629.00
PRFEE 1.00
WDEED 12.00
TOTAL 642.00
CHECK 642.00

04/15/97 01 13:51 0001 9636

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0294563
IDENTIF. ↑ REFERENCE

97 APR 15 PM 1:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1139451