WARRANTY DEED

BOOK 10429 PG 915

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 89,805.00

Theresa L. Flatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: 4/5/97
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, P.C., 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theresa L. Flatt (NAME)	Norwest Mortgage, Inc. (NAME)	86-08
1448 Autumn Knoll (ADDRESS)	P.O. Box 5137 (ADDRESS)	23
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Des Moines, IA 50306-5137 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Don Walker, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theresa L. Flatt, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 128 on the Plan of Jackson's Retreat, Phase III, of record in Book 5200, Pages 517 and 518, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Don Walker, Unmarried by deed from Henry G. Cisnero, Secretary of Housing and Urban Development, of Washington D.C. of record in Book 9113, Page 140, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 5741, Page 360; By-Laws of record in Book 5745, Page 294; Charter of record in Book 5745, Page 283 and Restrictive Covenants of record in Book 6056, Page 672, said Register's Office.

This conveyance is subject to setback lines and recorded easements of record in Book 5200, Page 517 & 518, said Register's Office.

Andy Tolbird executed this instrument on behalf of Don Walker pursuant to a Power of Attorney which is being placed of record concurrently herewith.

unimproved ( )
This is improved (X) property, known as 1448 Autumn Knoll, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Witness my hand this 23rd day of April 19 97

Don Walker
By: Don Walker by Andy Tolbird; Atty in fact
Andy Tolbird, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Andy Tolbird as Attorney-in-Fact for Don Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged the he is the Attorney-in-Fact of the make, 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 instument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 24th day of April, 1997.

Laura M. Hynes
Notary Public

My Commission Expires: 4/25/98

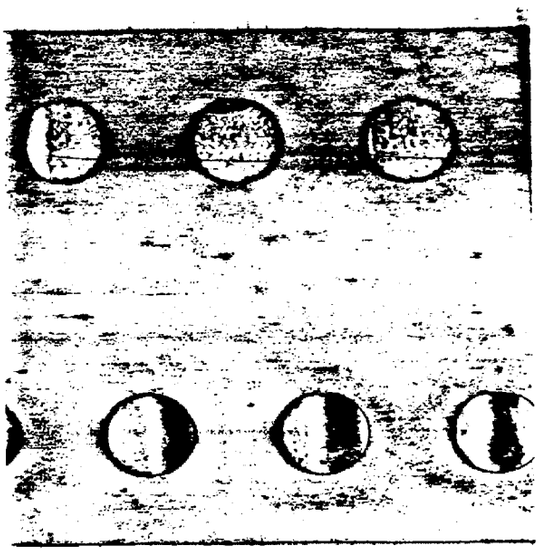
NOTARY PUBLIC AT LARGE WILSON CO. TENN.

0298221
IDENTIF. → REFERENCE

97 APR 28 AM 8:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3708 04/28 0101 03CHECK 341.28



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

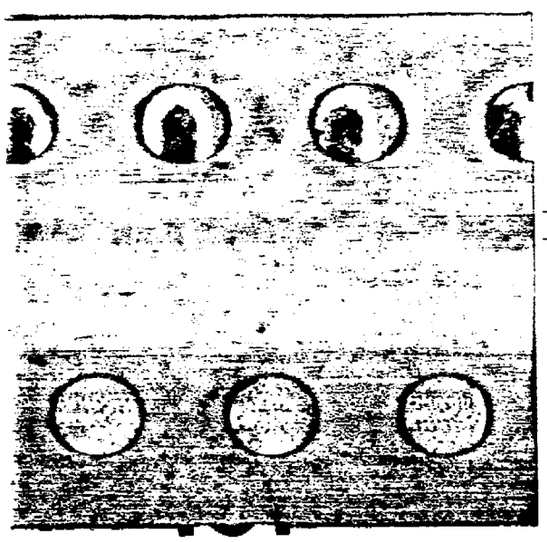
RECEIVED OF _____

FOR _____

BOOK 10429 PG 917

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 89805.00
CON TX 332.28
PRFEE 1.00
WDEED 8.00
TOTAL 341.28
CHECK 341.28

04/28/97 01 08:38 0001 3708

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

029822 IDENTIF. ↑ REFERENCE

97 APR 28 AM 8:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1143819