~~PREPARED BY:~~ RETURN TO
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

BOOK 10440 PG 691

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Mary Margaret Scarbrough 104 Highland Villa Drive Nashville, TN 37211	Southeastern Mortgage of Tennessee, Inc. 115 29th Avenue South Nashville, TN 37212	161-14B-104

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $118,000.00.

Grace B. Constant
AFFIANT

Sworn to and subscribed before me
this 30th day of April, 1997.

NOTARY PUBLIC

My Commission Expires: 7-2-99

97 MAY -2 PM 3:54
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0300918

WARRANTY DEED

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 and sufficiency of which is hereby acknowledged, JOHN STEWART WALKER and wife, KIMBERLEY V. WALKER, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto MARY MARGARET SCARBROUGH, 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. 104 on the plan of condominium site of Highland Villa Condominiums established by Master Deed of record in Book 7278, page 312, and amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84, Book 8199, page 149, Register's Office for said County to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to John Stewart Walker, an unmarried person, by deed from Pamela D. O'Leary, of record in Book 9443, page 212, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

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

AND GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

1. Davidson County taxes for the year 1997 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 161-14B-104.

2. Master Deed for Highland Villa of record in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, and Book 8199, page 149, said Register's Office.

3. By-Laws of record in Book 7278, page 334, as amended in Book 8090, page 537, Book 8131, page 95, Book 9730, page 265, Book 9730, page 268 and Book 9730, page 271, said Register's Office.

4. All matters appearing on the plan of Highland Villa, of record in Book 6200, page 473, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6479, page 189, said Register's Office.

6. Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 8175, page 774, said Register's Office.

7. Storm Water Detention Agreement of record in Book 6952, page 928, said Register's Office.

8. All terms, provisions and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 64-2701, et seq. of the Tennessee Code Annotated.

AND GRANTORS DO FURTHER covenant and bind themselves, their 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.

This improved property is known as 104 Highland Villa Drive, Nashville, Tennessee 37211.

I, Kimberley V. Walker hereby join in this conveyance for the sole purpose of conveying any and all right, title and interest I may have in the subject property by reason of my marital status, or otherwise.

WITNESS our hands this 30th day of April, 1997, in Nashville, Tennessee.

John Stewart Walker
JOHN STEWART WALKER

Kimberley V. Walker
KIMBERLEY V. WALKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

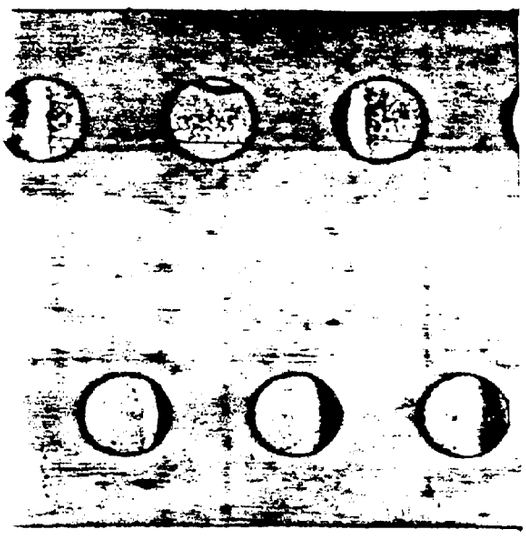
6631 05/02 0101 03CHECK 445.60

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Stewart Walker and wife, Kimberley V. Walker, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 1997.

Notary Public

My commission expires: 3/11/98



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

RECEIVED OF _____

FOR _____

BOOK 10440 PG 693

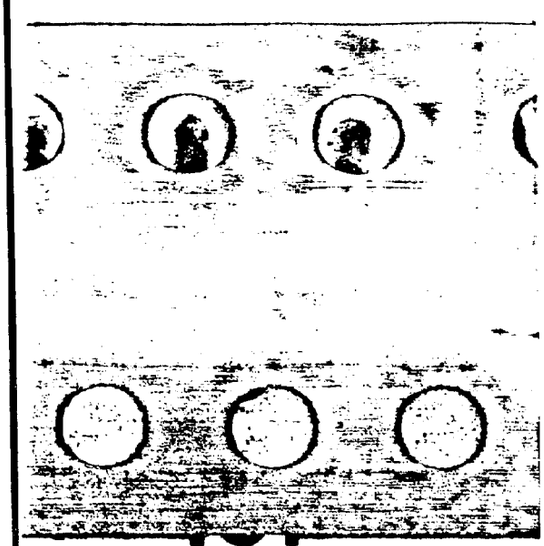
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
118000.00
CON TX 436.60
PRFEE 1.00
WDEED 8.00
TOTAL 445.60
CHECK 445.60

05/02/97 01 16:01 0001 6631

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03009 18
IDENTIF. ↑ REFERENCE

97 MAY -2 PM 3:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1146709