Mail

BOOK 10463 PG 235

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map & Parcel 142-6B-210-CO,

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
FT Mortgage Companies	Joni R. Walker	
10791 King William Dr.	810 Bellevue Rd	
Dallas, TX 75220	Unit 210	
	Nashville, TN 37221	

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

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, LISA A. STEWART, a single woman, have bargained and sold and by these presents do transfer and convey unto JONI R. WALKER, a single woman and JOE E. WALKER, a married person, their heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Building 31, Unit 210, "Peppertree", Creekside Meadows Condominiums, as established by Master Deed of record in Book 4834, page 257, as provided by Tennessee Code Annotated 64-2701, et seq., and as shown on the Plat of "Peppertree", Creekside Meadows Condominiums, of record in Book 4675, page 128-130, to which reference is hereby made. Also included is an unemcumbered undivided 1/213th of all the general common elements as described in the Master Deed of record in Book 4834, page 257, and subject to all terms, conditions and restrictions contained therein. Garage space 210G and other limited common elements as provided by the Master Deed of record in Book 4834, page 257 and shown on the Plat of record in Book 4675, pages 128-130 are included for the exclusive use of the Grantee.

Being the same property conveyed to Lisa A. Stewart by deed from Virgus Dennis Jacques, Jr., of record in Book 10271, page 244, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1997 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown on the Plan of "Peppertree" Creekside Meadows Condominiums, of record in Book 4675, page 128, Register's Office of Davidson County, Tennessee.

3. Master Deed Establishing Horizontal Property Regime of "Peppertree", Creekside Meadows Condominiums, and By-Laws appended thereto, of record in Book 4834, page 257, as amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, page 723, Book 6535, page 724, Book 6874, page 354, and Book 7610, page 973, Register's Office of Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 16th day of May, 1997.

Lisa A. Stewart
LISA A. STEWART

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LISA A. STEWART, a single woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 16th day of May, 1997.

Stephanie A. Glenn
Jon R Walker Jr.
Notary Public

My Commission Expires:
11-18-97

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $66,500.00.

Carol McCarman
Affiant

Sworn to and subscribed before me on this the 16th day of May, 1997.

Stephanie A. Glenn
Notary Public

My Commission Expires:
11-18-97

STEPHANIE A. GLENN NOTARY PUBLIC AT LARGE

03017502

3673 05/22 0101 03CHECK 255.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10463 PG 237

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 66500.00

CON TX	246.05
PRFEE	1.00
WDEED	8.00
TOTAL	255.05
CHECK	255.05

05/22/97 01 13:51 0001 3973

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03075 82

IDENTI... OFFICE

97 MAY 22 PM 1:15

DAVIDSON COUNTY, TN

No. 1