BOOK 10479 PG 770

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF May, 19 97

Notary Public

MY COMMISSION EXPIRES: Oct. 14, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky T. Wallace (NAME)	SunTrust ~~Bank, N.A.~~ MORTGAGE, INC (NAME)	MAP 144-14
2213 Chickering Lane (ADDRESS)	P.O. Box 100100 (ADDRESS)	PARCEL 2
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	ATLANTA GA 30348 (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, John R. Tipton and wife, Billie T. Tipton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky T. Wallace and wife, Kellie L. Wallace

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:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Chickering Valley, of record in Book 2331, pages 121, 122 and 123, Register's Office for said County. Said Lot No. 28 fronts 141 feet on the southerly side of Chickering Lane and runs back between lines, 536 feet on the westerly line and 737.7 feet on the easterly line to a dead line in the rear, which is a broken line, measuring 338.8 feet thereon.

Being the same property conveyed to John R. Tipton and wife, Billie T. Tipton by deed from Louise Rose Wauford of record in Book 5197, page 188, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

Plan of record in Book 2331, page 121, 122 and 123, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

unimproved ( )
This is improved (X) property, known as 2213 Chickering Lane, Nashville, Tennessee 37215
(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 our hand s this 30th day of May, 1997

John R. Tipton

Billie T. Tipton

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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 John R. Tipton and wife, Billie T. Tipton

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of May, 1997.

Commission expires 8-24-97

Rhonda J. Uhtenwoldt
Notary Public

RHONDA J. UHTENWOLDT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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

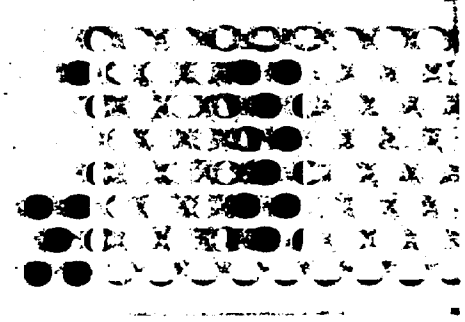
0311991

IDENTIFICATION REFERENCE

97 JUN -4 PM 1:59

FELIX E. LIEBERMAN REGISTER
DAVIDSON COUNTY, TN.

8783 06/04 0101 03CHECK 1230.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

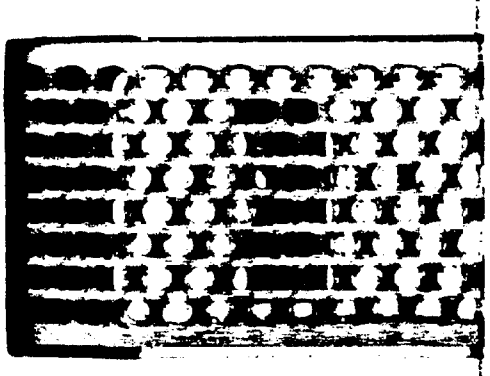
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
330000.00
CON TX 1221.00
PRFEE 1.00
WDEED 8.00
TOTAL 1230.00
CHECK 1230.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 8783



0311991

IDENTIF. ↑ REFERENCE

97 MAR -4 PM 1:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1158708