~~First Title~~ & Escrow Co., Inc.
Box 9B

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 10494 PG 874

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#14656

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ERNEST J. SZARWARK (NAME)	NEW OWNER (NAME)	103-3
503 Lynnwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	27
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	BM1730

FOR AND IN 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, D. BRECK WALKER AND WIFE, JULIE W. WALKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERNEST J. SZARWARK AND WIFE, MARY C. SZARWARK

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. B on the Plan of Charles B. McClellan's Resubdivision of Lots 10,11,12,13,14 and 15 and East part of Lot 16, Block 8 Calhoun Subdivision of Part of Royal Oaks, as of record in Plat Book 2330, page 140, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to D. Breck Walker and spouse, Julie W. Walker by deed from John C. Middleton and spouse, Elizabeth S. Middleton of record in Book 9436, page 396, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; (2) Agreement of record in Book 5275, page 134; and (3) All matters appearing on the Plan of record in Plat Book 2330, page 140, said Register's Office.

97 JUN 17 AM 10:50
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0316723

unimproved ( )
This is improved (XX) property, known as 503 Lynnwood Boulevard , Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of June 19 97

D. Breck Walker
D. BRECK WALKER

Julie W Walker By: D. Breck Walker
JULIE W. WALKER
BY: D. BRECK WALKER, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

BOOK 10494 PG 875

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. BRECK WALKER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 16th day of June, 1997.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____, the maker 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 instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. BRECK WALKER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said JULIE W. WALKER and is authorized by the said JULIE W. WALKER to execute this instrument on her behalf.

Witness my hand, at Office, this 16th day of June, 1997.

NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 925,000.00

Ernest J. Szarwark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 19 97

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

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

WARRANTY DEED

FROM
D. BRECK WALKER AND WIFE, JULIE W. WALKER

TO
ERNEST SZARWARK AND WIFE, MARY C. SZARWARK

3948 06/17 0101 03CHECK 343

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____

BOOK 10494 PG 876

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	
				925000.00
			CON TX	3422.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	3431.50
			CHECK	3431.50
06/17/97	01		10:50 0001	3968

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0316723
IDENTIF. # REFERENCE

97 JUN 17 A11:10:50
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1163851