BOOK 10529 PG 534

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Fred A. Parker Elizabeth M. Parker 3925 Woodlawn Boulevard Nashville, TN 37205	First American Nat'l Bank First American Center Nashville, TN 37237	Map 116-4 Parcel 156

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Philip Michael Walden and wife, Peggy Hackett Walden, (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto Fred A. Parker and wife, Elizabeth M. Parker (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for legal description.

Being the same property conveyed to Philip Michael Walden and wife, Peggy Hackett Walden by Quitclaim Deed from Philip Michael Walden of record in Book 9566, page 427, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property on 3925 Woodlawn Boulevard, Nashville, Tennessee 37205.

This instrument is being executed in behalf of Philip Michael Walden and wife, Peggy Hackett Walden pursuant to a Power of Attorney executed by them and being filed for record simultaneously herewith.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1,150,000.00.

Affiant

Subscribed and sworn to before me this 10th day of July, 1997.

Notary Public

My Commission Expires 9/23/20..

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors 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 set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 10th day of July, 1997.

Philip Michael Walden
by:Janice Lovvorn,
Attorney in Fact

Peggy Hackett Walden
by: Janice Lovvorn,
Attorney in Fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 10th day of July, 1997, before me personally appeared Janice Lovvorn, to me known to be the person who executed the foregoing instrument on behalf of Philip Michael Walden and wife, Peggy Hackett Walden and who acknowledged that she executed the same as the free act and deed of the said Philip Michael Walden and wife, Peggy Hackett Walden.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of July, 1997.

NOTARY PUBLIC

My Commission Expires: 7/23/2000

EXHIBIT A

Being Lot No. 8 of a subdivision of Block A of W.W. Hart's Residence on the Plan of W.M. Cantrell's Subdivision of record in Book 332, page 85, Register's Office for said County, described according to September 28, 1979 survey by John B. Kohl, III,Tennessee Registered Surveyor, No. 100, as follows:

Beginning at a point on the southerly margin of Woodlawn Avenue at the common front corner of Lots Nos. 1 and 8 said point also being located westwardly 150.0 feet from the westerly margin of Wilson Avenue; thence with the line between Lot 8 and Lots 1, 2 and 3, southwardly 395.4 feet to the northerly margin of a 12 foot alley; thence, with said margin westwardly 158.1 feet to the common rear corner of Lots Nos. 7 and 8; thence, with the line between Lot 8 and Lots 7, 6 and 4, northwardly 395.4 feet to a point on the southerly margin of Woodlawn Avenue; thence, with said margin eastwardly 157.0 feet to the point of beginning.

Said property is conveyed subject to the following matters:

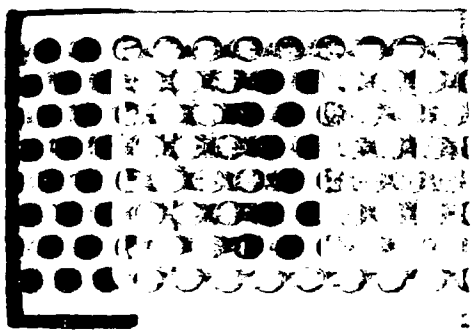
1. Easement of record in Book 3912, page 156, Register's Office for Davidson County, Tennessee.

2. Easement of record in Book 3944, page 5, said REgister's Office.

0326499
IDENTIF. # REFERENCE

97 JUL 15 AM 9:36

4625 07/15 0101 03CHECK 4060.00



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

RECEIVED OF _____

FOR _____

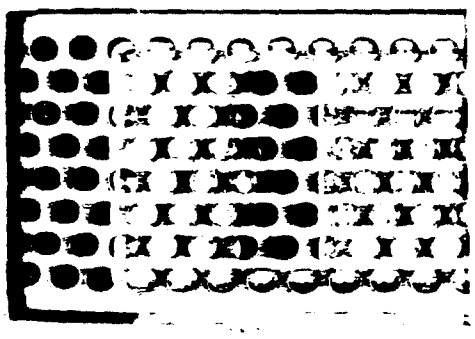
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
1150000.00
CON TX 4255.00
PRFEE 1.00
WDEED 12.00
TOTAL 4268.00
CHECK 4268.00
07/15/97 01 09:37 0001 4625

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03264499
IDENTIF. & REFERENCE

97 JUL 15 AM 9:36
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1174357