[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	] MAP-PARCEL NOS.]
[ ]		]]
[Rebecca Lutz]	Midland Mortgage Co.	] MAP and PARCEL]
[Monica Lutz]	Attn: Tax Dept.	]]
[712 Bluewater Drive]	3232 W. Reno	] 150-2 210]
[Nashville, TN 37217]	Oklahoma City, OK 73107	]]

[This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law]
[P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)]

WARRANTY DEED

BOOK 10543 PG 209

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Linda R. Tallent, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Rebecca Lutz and Monica Lutz, both unmarried, and Howard Dimmett, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 192, on the plan of Harbor Gate, Section 2, Revised, of record in Plat Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Linda R. Tallent, unmarried, by deed from John F. Walker and wife, Kathleen L.D. Walker, formerly Kathleen L. Des Marais, of record in Book 9019, Page 203, Register's Office for Davidson County, Tennessee.

This is property with a common address of 712 Bluewater Drive, Nashville, TN 37217.

PROPERTY CONVEYED "AS IS".

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property Taxes for the current year, said taxes remaining in escrow and payment of same being assumed by the Grantees; 2) The plan of record in Book 6250, Page 33, said Register's Office, and all matters therein; 3) Restrictive Covenants of record in Book 6366, Page 494, said Register's Office; 4) Deed of Trust of record in Book 7708, Page 572, said Register's Office.

It is expressly understood and agreed between the parties hereto that part of the consideration for the conveyance herein is the assumption by the Grantees of and agreement by the Grantees to pay a certain Note with an unpaid principal balance of $ 89,622.16 which is secured by a certain Deed of Trust of record in Book 7708, Page 572, Register's Office for Davidson County, Tennessee.

9038 07/25 0101 03CHECK 457-91

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $115,822.16]
[ ]
[Affiant]
[Subscribed and sworn before me this 24th day of July, 1997.]
[ ]
[My Commission Expires: 5/23/98 Notary Public]

CINDY S. SMITH NOTARY PUBLIC

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' successors and assigns, forever. BOOK 10543 PG 210

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 herein.

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

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **24th** day of **July, 1997**.

Linda R. Tallent

Linda R. Tallent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Linda R. Tallent, unmarried** , with whom I am personally acquainted, or who 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 office this **24th** day of **July, 1997**.

Notary Public
My Commission Expires: 1-23-98

File No. 9707-086

03304 30
IDENTIF. & REFERENCE
MAIL ENV.
97 JUL 25 PM 4:00
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.