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WARRANTY DEED BOOK 10602 PG 283

This instrument was prepared by:
Gary S. Rubenstein
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
James B. Walker, Jr. and	same	131-05-0-C
wife, Elizabeth Walker		Par 501
501 Almonte Court		7DA-92355
Nashville, TN 37215		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

John C. Hayes III
Affiant

SWORN TO AND SUBSCRIBED before me this the 5th day of September, 1997.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

EXP. 5-28-200

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, John C. Hayes, III, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto James B. Walker, Jr. and wife, Elizabeth Walker, hereinafter referred to as Grantees, their heirs, successors 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, and being Unit No. 501 of The Hillsborough Condominiums (a tract or sectional plat as of record at Book 6250, page 699) and as shown on Exhibit "B" of and as described in the Master Deed at Book 6822, page 721, all recording references to the Register's Office for said County, together with all the rights, privileges, and appurtenances thereunto belonging as described in said Master Deed and Exhibits thereto, all to which reference is hereby made and the same incorporated herein for a complete description of said Unit, and the conveyance herein described.

This conveyance is subject to 1997 property taxes, which have been prorated date of settlement, and the grantee assumes in full, subject to any reproration which may be required as a result of a change in the actual 1997 property taxes, and subject to the terms and conditions as stated in or shown on the following documents of record, as follows: Master Deed at Book 6822, page 721, and Plat as Exhibit "B" and By-Laws as Exhibit "C" thereto; Plat at Book 6250, page 699; Resolution at Book 7052, page 19; Restrictive Covenants at Book 6566, page 4 and Book 6674, page 583; Easements at Book 1130, page

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7 (utility), at Book 4377, page 710 and Book 4403, page 627 (highway), and at Book 4161, page 814, Book 6303, page 601, Book 6629, page 484 and Book 6803, page 601 (sewer); and Storm Water Detention Agreement at Book 6702, page 330, all recording references to said Register's Office.

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~~This conveyance is also subject to a Deed of Trust of Record in Book 9955, page 809, Register's Office of Davidson County~~.

Being the same property conveyed to John C. Hayes, III, by deed from Roger S. Saunders and wife, Lynn C. Saunders, of record in Book 8930, page 653, Register's Office for Davidson County, Tennessee.

Leigh Ann Hayes, Wife, of the Grantor hereby enters into this conveyance for the purpose of transferring any right, title or interest which she may have to the above described property.

Subject to taxes for the year 1997.

This is improved property, known as 501 Almonte Court, Nashville, Tennessee 37215.

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, successors and assigns forever, and the said Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1997, which the Grantees herein assume and agree to pay.

AND the said Grantor further covenants and binds himself, and his heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 5th day of September, 1997.

John C. Hayes, III

Leigh Ann Hayes by P.O.A.

Leigh Ann Hayes, Wife, by
John C. Hayes, III and
through his Power-of-Attorney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 5th day of September, 1997.

Notary Public

My Commission Expires:

gsr/real/hayes-wd/20

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John C. Hayes, III** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Leigh Ann Hayes** as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, on «Date».

Notary Public

My Commission Expires:_____

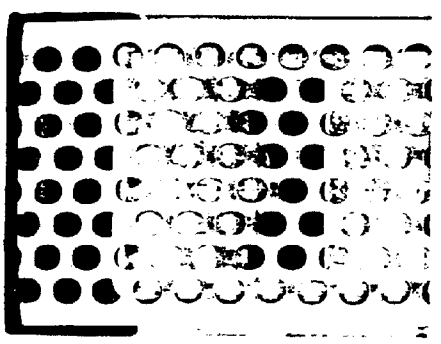
PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

0134765

97 SEP -9 PM 2:43

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6709 09/09 0101 03CHECK 993.50



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

RECEIVED OF _____

FOR _____

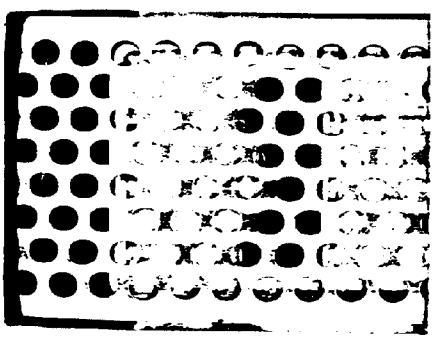
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
265000.00
CON TX 980.50
PRFEE 1.00
WDEED 12.00
TOTAL 993.50
CHECK 993.50
09/09/97 01 14:42 0001 6709

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03167765
IDENTIFICATION REFERENCE

97 SEP -9 PM 2:43
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1196169