WARRANTY DEED

THIS INSTRUMENT PREPARED BY

File Box 9B
First Title and Escrow
Company, Inc.
No.: 15108

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 10715 PG 738

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DARLENE B. PETERS (NAME)	FIRST TRUST MORTGAGE COMPANY (NAME)	116-3-B
4505 Harding Pike, Unit 163 (STREET ADDRESS OR ROUTE NUMBER)	6525 Quail Hollow (STREET ADDRESS)	163
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38120 (CITY) (STATE) (ZIP)	7DA-78099

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, DARIAN BOOS TAYLOR, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DARLENE B. PETERS, UNMARRIED

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 Unit 163 also known as Apartment No. 163 on the Plan of Royal Oaks Apartments of record in Plat Book 5200, page 45, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5282, page 972, said Register's Office.

Being the same property conveyed to Darian Boos Taylor, unmarried by deed from Brett H. Massey and wife, Mary Crenshaw Massey of record in Book 9187, page 168, said Register's Office.

This conveyance is made subject to (1) Restrictions of record in Book 5282, page 972; (2) Easements of record in Book 4668, page 986, Book 3347, page 188 and in Book 4825, page 964, Book 4744, page 370, modified in Book 4978, page 524, Book 3165, page 607, and Book 5144, page 244; (3) Charter of record in Book 5282, page 501; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 45, said Register's Office.

0378675
IDENTIF. & REFERENCE
97 DEC 10 PM 1:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 4505 Harding Pike, Unit 163, 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 5th day of December, 19 97

Darian Boos Taylor

DARIAN BOOS TAYLOR

$25.00 0101 03CHECK 600-63

BOOK 10715 PG 739

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARIAN BOOS TAYLOR, UNMARRIED

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 5th day of December, 19 97.

My commission expires 9/18/99 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 Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,900.00

Darlene B. Peters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December 19 97

MY COMMISSION EXPIRES: 9/18/99 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

DARIAN BOOS TAYLOR, UNMARRIED

TO

DARLENE B. PETERS, UNMARRIED

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C 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 10715 PG 740

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
159900.00
CON TX 591.63
PRFEE 1.00
WDEED 8.00
TOTAL 600.63
CHECK 600.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/10/97 01 13:29 0001 9556

03 78675
IDENTIF. & REFERENCE

97 DEC 10 PM 1:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1230337