BOOK 11275 PAGE 295

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,500.00

Ronnie L. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December 19 98

JULIE N. READ NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Notary Public

MY COMMISSION EXPIRES: 7/27/2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite 100, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie L. Walker (NAME)	SouthTrust Mortgage Corporation (NAME)	162-12-32
409 Cedarvalley Drive (ADDRESS)	P.O. Box 532060 (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Birmingham, AL 35253-2080 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, William H. Marks and wife, Melinda Lee Marks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie L. Walker and wife, Janice M. Walker

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 31 on the Plan of Cedarwood Estates, Section I, Revised Plat of record in Book 4675, Page 62, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to William H. Marks and wife, Melinda Lee Marks by deed from George Margrave and wife, Sharman J. Margrave of record in Book 5934, Page 129, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Taxes for 1999 and subsequent years; Restrictions of record in Book 4753, Page 683; Easement in Book 5976, Page 110, Book 6534, Page 395, Book 4545, Page 206, Book 2439, Page 564, Book 4545, Page 203; Conveyance in Book 4842, Page 190, and all matters shown on the Plan of Record.

6782 12/31 0101 03DHECK 275.55

unimproved ( )
This is improved (X) property, known as 409 Cedarvalley Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 21st day of December 19 98

William H. Marks by Jim Coffer attny in fact
William H. Marks

Melinda Lee Marks by Jim Coffer, attny in fact
Melinda Lee Marks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jim Coffer, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Attorney-in-Fact for William H. Marks and wife, Melinda Lee Marks, the within named bargainors, and that he as such Attorney-in-Fact _ being authorized so to do, executed the foregoing Instrument for the purpose therein contained, by executing the same on behalf of William H. Marks and Melinda Lee Marks by himself as Attorney-in-Fact.

Witness my hand and seal at Brentwood, Tennessee, this 21st day of December, 1998.

My Commission Expires: 7/27/2002

NOTARY PUBLIC AT LARGE JULIE N. REED CO., TENN.

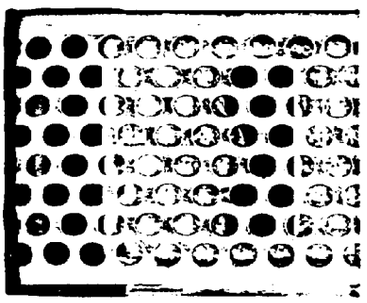
0531090
IDENTIF. + REFERENCE

98 DEC 31 AM 8:12

BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 11275 PAGE 297

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

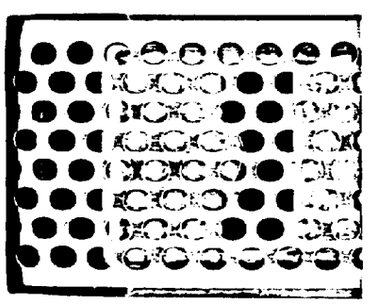
CAMI	71500.00
CON TX	264.55
FRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	275.55
CHECK	275.55

12/31/98 01 05:07 0001 6782

0531090
IDENTIF. ↑ REFERENCE

98 DEC 31 AM 8:12

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1404089