WARRANTY DEED

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MELODY A. HAYES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Patricia B. Kirby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January 1999

Melody A Hayes
Notary Public

MY COMMISSION EXPIRES: 8-5-2002
(AFFIX SEAL)

mja

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia B. Kirby (NAME)	CHASE MANHATTAN MORTGAGE (NAME)	MAP 128-13A
427 Westfield Drive (ADDRESS)	343 Thornall Street (ADDRESS)	PARCEL 427CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Edison, NJ 08837 (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, Tracy S. Walls, unmarried and Huey Walls and wife, Sarah D. Walls

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia B. Kirby, unmarried

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 Unit No. 427 on the Plan of Westfield Condominiums, of record in Book 6678, Page 771, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Tracy S. Walls, unmarried and Huey Walls, married as joint tenants with Right of Survivorship by deed from Stephen J. Hudson and wife, Donna Lynn Hudson of record in Book 9507, Page 153, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1999 and to restrictions and easements of record.

Sarah D. Walls, wife of Huey Walls joins in this conveyance for the express purpose of waiving any and all marital interest which she has had in the past or may have in the future.

unimproved ( )
This is improved (X) property, known as 427 Westfield Drive, Nashville, Tennessee 37221
(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 14th day of January 19 99

Tracy S. Walls
Tracy S. Walls

Sarah D. Walls
Sarah D. Walls

Huey Walls
Huey Walls

STATE OF Fl
COUNTY OF JACKSON

JOHNNY D. HATCHER
MY COMMISSION # CC473261 EXPIRES
June 15, 1999
BONDED THRU TROY FAIN INSURANCE, INC.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tracy S. Walls, Huey Walls and Sarah D. Walls

the bargainor s, with whom I am personally acquainted or 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 Marianna Fl, Tennessee, this 14th day of January 19 99.

Commission expires 6-15-99

Johnny D. Hatcher
Notary Public

STATE OF TENNESSEE
COUNTY OF

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Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

054,6867

IDENTIFICATION REFERENCE

99FEB-9 AM 9:04

ALL TAXES PAID, REGISTER
DAVIDSON COUNTY, TN.

3557 02/09 0101 03HEDK 369.50

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

054867
IDENTIFICATION REFERENCE
99FEB-9 AM 9:04
RECEIVED FOR REGISTER
DAVIDSON COUNTY, TN.

CAMT	97000.00
CON TX	358.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	369.90
CHECK	369.90

02/09/99 01 09:03 0001 3557

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1422853