THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16744
File Box 9-B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is: $220,000.00

Affiant

Subscribed and sworn to before me this 1st day of September, 1999.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 23, 99

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
SCOTT R. WALKER	FIRST AMERICAN NATIONAL BANK	171-3-B
641 Old Hickory Blvd., #206	First American Center	78.00 CO
Brentwood, Tennessee 37027	Nashville, Tennessee 37237	6DU83982

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JANICE L. SMITH AUSTELLE AND HUSBAND, DONALD G. AUSTELLE, who joins in the execution of this instrument for the purpose of conveying any interest he** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SCOTT R. WALKER AND WIFE, JULIE ANN WALKER

("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 641 Old Hickory Blvd, #206, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of September, 1999.

JANICE L. SMITH AUSTELLE

DONALD G. AUSTELLE

**may have in subject property by virtue of his marriage to the said Janice L. Smith Austelle

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JANICE L. SMITH AUSTELLE AND DONALD G. AUSTELLE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of September, 1999.

My Commission Expires:

Notary Public

My Commission Expires SEPT. 23, 2000

WARDEED

99 SEP 13 PM 12:57

0635054

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 30 on the Plan of Phase One Section Two Townhomes of Fredericksburg, as of record in Plat Book 9700, page 364, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Janice L. Smith by deed from Radnor Homes, Inc. of record in Book 10975, page 779, said Register's Offic. The said Janice L. Smith having since married.

This conveyance is made subject to: (1) Restrictions of record in Book 7798, page 843, Book 10126, page 435, Book 10224, page 683, Book 10294, page 850, Book 10393, page 11, Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, and Book 10694, page 541; (2) By-Laws of record in Book 10126, page 486, and Book 10275, page 959, Book 8920, page 45, and Book 10694, page 539; (3) Charter of record in Book 8920, page 40, and Book 10126, page 430; (4) Easements of record in Book 7358, page 643, and Book 9607, page 431; and (5) All matters appearing on the Plan of record in Plat Book 9700, page 364, said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0635054

IDENTIFICATION REFERENCE

99 SEP 13 PM 12:57

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11659 PAGE 294

	CAMT
	220000.00
CON TX	814.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	825.00
CHECK	825.00

09/13/99 01 13:00 0001 7609

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1515596