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This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Joseph W. Walker, III
34 Old Club Court
Nashville, Tennessee 37215

MORTGAGEE:

SEND TAX BILL TO:
Merrill Lynch Credit Corp
2001 Bishop's Gate Blvd
Mt. Laurel, N.J.

MAP	**104-14**
GROUP	**H**
PARCEL	**8.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Wayne E. Hilton, Sr. and wife, Patricia Hilton** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Joseph W. Walker, III and wife, Diane G. 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.16 on the plan of Whitworth Subdivision, Phase 3, Section 3, of record in Plat Book 7900, page 870, as amended in Book 9582, page 842, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Wayne E. Hilton, Sr. and wife, Patricia Hilton by deed from Walter David Conrad and wife, Karen Scott Conrad of record in Book 11281, page 513, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 34 Old Club 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 and assigns, forever, and, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 12/19/01 12:32 2pgs
Fees:13.00 Taxes:3626.00
20011219-0140061

WITNESS our hands this the 14th day of December, 2001.

Wayne E. Hilton, Sr.

Patricia Hilton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Wayne E. Hilton, Sr. and wife, Patricia Hilton**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 14th day of December, 2001.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is **$980,000.00.**

AFFIANT

Subscribed and sworn to before me on this 14th day of December, 2001.

NOTARY PUBLIC

My Commission Expires: 9-25-04