ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
MARK S. DUFFIELD, ET AL (NAME)	The Lomas & Nettleton Company (NAME)	Map 128-10
259 New Sawyer Brown Rd. (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 1056 (STREET ADDRESS)	Parcel 74
Nashville, Tn. 37221 (CITY) (STATE) (ZIP CODE)	Virginia Beach, Va., 23451 (CITY) (STATE) (ZIP CODE)	9D-57539

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WARRANTY DEED

For and in consideration of the sum of Ten and----------00/100 ($10.00)---------- DOLLARS

cash in hand paid by the grantees; MARK S. DUFFIELD and TERESA F. MITCHELL, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption and agreement to pay the existing indebtedness due and owing by virtue of a Deed of Trust in favor of The Lomas & Nettleton Company, secured by a Deed of Trust of record in Book 5247, Page 506, Register's Office for Davidson County, Tennessee; to which instrument reference is hereby made for complete terms and conditions;

We, BENJAMIN F. STUART and wife, MARTHA E. STUART,

have bargained and sold, and by these presents do transfer and convey unto the said MARK S. DUFFIELD and TERESA F. MITCHELL,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of STACY SQUARE, SECTION 3, as of record in Book 4175, Page 154, Register's Office for Davidson County, Tennessee.

Said Lot No. 103 fronts 85 feet on the southerly side of Sawyer Brown Road and extends back 123.6 feet on the easterly line and 121.8 feet on the westerly line, to a dead line in the rear, measuring 85.02 feet thereon.

Being the same property conveyed to BENJAMIN F. STUART and wife, MARTHA E. STUART, by deed from C. & S. Builders, Inc., a Tennessee corporation, of record in Book 4493, Page 130, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 259 New Sawyer Brown Road, Nashville, Tn. 37221
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 19th day of April, 19 82.

Martha E. Stuart
MARTHA E. STUART

Benjamin F. Stuart
BENJAMIN F. STUART

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BENJAMIN F. STUART and wife, MARTHA E. STUART,

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

Witness my hand and official seal at Nashville, Tennessee, this 19th day of April, 1982.

My commission expires 2/5/85 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 45,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

MARK S. DUFFIELD

Sworn to and subscribed before me
this 19th day of April, 19 82.

My commission expires 2/5/85 Notary Public

This instrument was prepared by:	
Name	Address

File Box #41

3750 04/26 [illegible]

WARRANTY DEED

FROM

BENJAMIN F. STUART and wife, MARTHA E. STUART

TO

MARK S. DUFFIELD, and TERESA F. MITCHELL

G 3 8 5 8 9

IDENTIFICATION REFERENCE

Apr 26 10 27 AM '82

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
CRADDOCK & ANTHER ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5877 PAGE 53

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
			45000.00- CO	
			117.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	123.50-
3728A	04/26/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 8. 8 5 8 9

IDENTIF. REFERENCE

APR 26 10 27 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 877798