This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

JIMMY D. LINCOLN & WIFE,

MINNIE N. LINCOLN

TO

ROY EUGENE DUKE

For draftsman's use

This Instrument Prepared By:
J. William Lincoln, III
Dance & Lincoln
Suite 501, 501 Union Street
Nashville, TN 37219

BOOK 6095 PAGE 34

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy Eugene Duke (NAME)	SAME (NAME)	MAP 148-12
4728 McBride Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 104
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	2DU-16630

(FOR REGISTER'S USE)

H 60426

IDENTIF. REFERENCE

JUL 14 2 17 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 53,193.81 Roy Eugene Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 1983

Notary Public

MY COMMISSION EXPIRES: 4/24/85

(AFFIX SEAL)

For and in Consideration of the sum of Twenty-One Thousand and no/100------- ($21,000.00) ---------- DOLLARS

the receipt of which is hereby acknowledged and the Buyers' agreement to assume a loan to Home Federal Savings & Loan Association, now Metropolitan Federal Savings & Loan Association, in the approximate amount of $33,193.81. Said loan being secured by a Deed of Trust of record in Book 5188, Page 554, Register's Office, Davidson County, Tennessee.

Jimmy D. Lincoln and wife, Minnie N. Lincoln, have bargained and sold, and by these presents do transfer and convey unto the said Roy Eugene Duke, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 118 on the Plan of Debra Heights Subdivision, Section II, as of record in Book 3700, page 39, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the easterly margin of McBride Road, the common front corner of Lots Nos. 117 and 118; thence southwardly with said margin 82.57 feet to a concrete monument, the beginning of a curve; thence southeastwardly around said curve 36.64 feet to a concrete monument in a northerly margin of Irma Drive; thence eastwardly with said margin 84.77 feet to a point, the common front corners of Lots Nos. 118 and 119; thence northwardly with the line between said lots 118 and 119, 128.00 feet to a concrete monument; thence westwardly with the line between Lots Nos. 117 and 118, 113.16 feet to the point of beginning.

BEING the same property conveyed to Jimmy D. Lincoln and wife, Minnie N. Lincoln, by deed from Gary T. Mabry and wife, Barbara P. Mabry, of record in Book 5390, Page 482, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Home Federal Savings & Loan Association, of record in Book 5188, page 554, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

In the event Roy Eugene Duke fails to timely pay the mortgage to Home Federal or for any other reason Home Federal declares its loan in default and the same is not cured within 10 days, then this real estate shall revert to Jimmy D. Lincoln, et ux, their heirs and assigns.

OFFICIAL RECEIPT

BOOK 6035 PAGE 35

WD-2

This is { unimproved ( ) / improved (xx) } property, known as 4728 McBride Road, Antioch, TN 37013
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roy Eugene Duke, his heirs and assigns, forever.

And we do covenant with the said Roy Eugene Duke 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, except the Deed of Trust of record in Book 5188, Page 554, Register's Office, Davidson County, Tennessee

And we do further covenant and bind us and our heirs and representatives, to warrant and forever defend the title to the said land to the said Roy Eugene Duke his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 12th day of July, 1983

Jimmy D Lincoln
JIMMY D. LINCOLN

Minnie N. Lincoln
MINNIE N. LINCOLN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Fred C. Dauer, a Notary Public in and for said County and State, the within named Jimmy D. Lincoln and Minnie N. Lincoln

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, Tennessee, this 12th day of July, 1983

Fred C. Dauer
Notary Public.

FRED C. DAUER NOTARY PUBLIC DAVIDSON

Commission expires 4/21/85

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6095 PAGE 36

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			54193.81- CO	
			140.92 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 147.42-	
1881	A07/14/83		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 60426

IDENTIF. REFERENCE

JUL 14 2 17 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 963615