FILE BOX "7"

FORM NO. WD-1

BOOK 5566 PAGE 566

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,883.79

James H. Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 19 85.

Ellen T. Williams
Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES H. DUNCAN et ux (NAME)	BAILEY MORTGAGE COMPANY (NAME)	76-5-42
4913 Shadowlawn Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 22784 (STREET ADDRESS)	4D 68458
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Jackson, Mississippi 39225-2784 (CITY) (STATE) (ZIP)	

FOR AND IN 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, I, MINERVA W. GREGORY WILLIAMS, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. DUNCAN and wife, PATRICIA T. DUNCAN,

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. 39 on the Plan of Hidden Hill, of record in Book 4860, Page 43, Register's Office for said County.

SAID Lot No. 39 fronts 80 feet on the southwesterly margin of Shadowlawn Drive and extends back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Minerva W. Gregory by Quitclaim Deed from Michael L. Gregory, of record in Book 5742, page 497, Register's Office for Davidson County, Tennessee and by deed of record in Book 5569, page 4, Register's Office for Davidson County, Tennessee. The said Minerva W. Gregory Williams and Minerva W. Gregory being one and the same person.

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 FIRST AND MID-SOUTH MORTGAGE COMPANY, of record in Book 5103, page 550, 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. SAID LOAN IS NOW WITH BAILEY MORTGAGE COMPANY.

This is unimproved ( ) improved (X) property, known as 4913 Shadowlawn Drive, Hermitage, Tennessee 37076
(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 my hand this 23rd day of May, 19 85

Minerva W. Gregory Williams
MINERVA W. GREGORY WILLIAMS

6551

STATE OF TENNESSEE
Davidson County

BOOK 6566 PAGE 567

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named MINERVA W. GREGORY WILLIAMS, unmarried,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of May 19 85

Commission expires 1-10-89

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM

TO

PREPARED BY:
SATURN & MAZER
Attorneys at Law
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: (615) 259-3666

J 0 8 0 1 9

IDENTIF. REFERENCE

MAY 28 2 24 PM '85

FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6556 PAGE 568

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

50883.79- CAMT.
132.34 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 138.84-
1889A05/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 8 0 1 9

IDENTIF. REFERENCE

MAY 29 2 24 PM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

No. 138476