FORM NO. WD-1

BOOK 5518 PAGE 269

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,389.90

Jewell C. Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 85

Notary Public

MY COMMISSION EXPIRES: 1-19-86

(AFFIX SEAL)

FILED 3D

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jewell C. Scott (NAME)	RIHT Mortgage Service Corp. (NAME)	94-2-57
1700 Long Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2127 (STREET ADDRESS)	23W 02405
Nashville, TN 37206 (CITY) (STATE) (P.O.ZIP)	Charlotte, North Carolina 28211 (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, FREDDIE E. DUNCAN and wife, LINDA A. DUNCAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEWELL C. SCOTT

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. 226 on the plan of East Edgefield Land Co's First Subdivision to East Nashville, of record in Book 57, page 130, Register's Office for said County, described as follows:

SAID Lot No. 226 fronts 65 feet on the southerly margin of Long Avenue and extends back between parallel lines along the easterly margin of 17th Street, 150 feet to an alley in the rear.

BEING the same property conveyed to Freddie E. Duncan and wife, Linda A. Duncan by deed from Richard R. Minchey of record in Book 6293, page 563, Register's Office for Davidson County, Tennessee.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed, in the office of the recorder of deed of Davidson County, Tennessee, in Book 6293, page 566, and note of even date thereby secured, in the original principal amount of $33,500.00 payable to Third National Mortgage Company, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligation of Freddie E. Duncan and wife, Linda A. Duncan under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty of insurance of the indebtedness above mentioned.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

unimproved ( )
This is improved (X) property, know as 1700 Long Avenue, Nashville, Tennessee 37206
(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 convenant 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 our hands this 30th day of July, 19 85

Freddie E. Duncan
Freddie E. Duncan

Linda A. Duncan
Linda A. Duncan

07/31 105.34- CHECK

2716

STATE OF TENNESSEE
Davidson County

BOOK 6618 PAGE 270

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FREDDIE E. DUNCAN and wife, LINDA A. DUNCAN

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 30th day of July, 19 85.

Commission expires 1-1986

Notary Public

* or proved to me on the basis of satisfactory evidence.

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

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM

FREDDIE E. DUNCAN ET UX

TO

JEWELL C. SCOTT

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

IDENTIF. REFERENCE

JUL 31 9 28 AM 85

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TN

J 2 4 7 3 5

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6618 PAGE 271

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
			38309.50- CA'IT.	
			99.84 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	106.34-
2716A07/31/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 4 7 3 5

IDENTIF. REFERENCE

JUL 31 9 25 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 158794