ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
Walter F. Duke (NAME)	Metropolitan Federal Savings & Loan (NAME) Association	11D 92434
Unit K-85, Neelys Bend Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 995 (STREET ADDRESS)	52-16A-85
Madison, Tennessee 37115 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37202-0995 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7226 PAGE 755

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

cash in hand paid by the within named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of a certain indebtedness in the original principal amount of $36,500.00, and secured by a Deed of Trust of record in Book 5486, page 115, Register's Office for Davidson County, Tennessee, securing Central Tennessee Investment Company, Inc.; as assigned to Metropolitan Federal Savings and Loan Association by Assignment of record in Book 6166, page 130; said Register's Office, to which reference is hereby made for complete terms and conditions,

I, John P. Tison,

have bargained and sold, and by these presents do transfer and convey unto the said Walter F. Duke.

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

Apartment Unit No. K-85, of Neely's Bend Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed.. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200; page 200, said Register's Office, for a more complete identification and description of said unit.

Being the same Unit conveyed to John P. Tison by deed from Daniel Jay Johns, Jr. and wife, Rita Maria Johns of record in Book 5873, page 814 Register's Office for Davidson County, Tennessee.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 6 8 14 AM '87

IDENTIFICATION REFERENCE

2.2706.

LOU TISON joins in this conveyance for the sole purpose of conveying all right, title and interest, marital or otherwise, which she may have in subject property by virtue of marriage to John P. Tison.

This is improved (xx) unimproved ( ) property, known as Unit K-85, Neelys Bend Road (House Number) (Street)

Madison, Tennessee 37115 (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 1st day of May, 19 87.

John P. Tison

John P. Tison

Lou Tison

Lou Tison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7226 PAGE 756

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John P. Tison and wife, Lou Tison

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 Madison, Tennessee, this 1st day of May, 19 87.

My commission expires 7-17-88 Notary Public Bruce B. Kinchloe

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 $ 44,794.04 This is equal to or greater than the property would bring at a fair and voluntary sale.

William D. Castleman

Sworn to and subscribed before me this 1st day of May, 1987.

My commission expires 7-17-88 Notary Public Bruce B. Kinchloe

RETURN TO: WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115
Name Address

This instrument was prepared by:

WARRANTY DEED

FROM JOHN P. TISON AND WIFE, LOU TISON

TO WALTER F. DUKE

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115
AREA CODE 615
TELEPHONE 865-4750

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

RECEIVED OF _____

FOR _____

BOOK 7226 PAGE 757

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

44794.04- CAMT.
125.44 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 131.34-
3501A05/06/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22706

IDENTIFICATION REFERENCE

MAY 6 8 14 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 78123