THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

Box 8 CG

ADDRESS NEW OWNER:
Kim L. Roberson
3325 Timber Trail
Antioch, TN. 37013

MORTGAGEE:
U.S.F. & G
100 Light Street
Baltimore, Maryland, 21202

MAP-PARCEL NUMBERS:
MAP 150-3
PAR 46
02D-41977

WARRANTY DEED

BOOK 7292 PAGE 212

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donald E. Duchane and wife, Joan A. Duchane hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kim L. Roberson and wife, Yvonne D. Roberson hereinafter called the Grantee, Grantee's 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. 51 on the plan of Section Two, "The Country", of record in Book 5050, page 40, Register's Office for said County.

SAID Lot No. 51 fronts 80 feet on the easterly margin of Timber Trail and extends back between parallel lines a distance of 135 feet to a dead line in the rear.

Being the same property conveyed to Donald E. Duchane and wife, Joan A. Duchane by deed from Randall Phillips Builders, Inc. of record in Book 5188, page 346, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5111, page 606, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Joan A. Duchane by Donald E. Duchane as her Attorney in Fact pursuant to a Power of Attorney which is being recorded simultaneously herewith.

This is (xx) improved property, known as 3325 Timber Trail, Antioch, TN. 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 6th day of July, 19 87.

Joan A. Duchane
BY: Donald E. Duchane, Attorney in Fact

Donald E. Duchane

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6th day of July, 19 87, before me personally appeared Donald E. Duchane, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 88,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 6th day of July 19 87.

My Commission Expires: 10-24-88

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald E. Duchane, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Joan A. Duchane as her Attorney in Fact, as the free act and deed of the within named Joan A. Duchane.

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of June, 1987.

_____
Notary Public

My Commission expires:
10-24-88

WARRANTY DEED

from:
Donald E. Duchane and wife, Joan A. Duchane

to:
Kim L. Roberson and wife, Yvonne D. Roberson

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 26718

BOOK 7292 PAGE 214

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Donald E. Duchane
Affiant Donald E. Duchane

Sworn to and subscribed before me this 6th day of June, 19 87.

Notary Public.

My Commission Expires: 10-28-88

BY WILK
NOTARY PUBLIC AT LARGE
OF TENNESSEE

FELIX Z. WILSON CLERK & MASTER
DAVIDSON COUNTY, TN
Jul 9 11 06 AM '87

IDENTIFICATION REFERENCE

4 4 2 1 8

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

RECEIVED OF _____

FOR _____

BOOK 7292 PAGE 215

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

86500.00- CAPT.
247.80 CSTAX
.50 PRFEE
9.00 MRETD
CHECK 257.30-
8080A07/09/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.4.2.1.8.

IDENTIFI REFERENCE

JUL 9 11 06 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102289