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FORM NO. WD-1

File # 22542
Loan # 284455

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$84,581.00 Margaret Saur
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December 19 87

Notary Public

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

Box 7

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: First Tennessee Bank	MAP-PARCEL NUMBERS
RICHARD M. DUVALL (NAME)	National Association (NAME)	MAP 104-12
2001 18th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	Mortgage Loan Division, Box 474 (STREET ADDRESS)	PAR 219
Nashville, TN 37203 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	24W 02010

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, DWIGHT A. WAGNER and wife, JILL W. WAGNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD M. DUVALL and wife, FRANCES B. DUVALL

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. 2 on the Plan of Lenox Place, as of record in Book 161, page 171, Register's Office for Davidson County, Tennessee, along with the northerly 6 feet of Lot 3. The subject property fronts a total of 56 feet on the west side of 18th Avenue, SOuth and goes back between parallel lines 141 feet to an alley on the rear measuring 56 feet thereon.

BEING the same property conveyed to Dwight A. Wagner and wife, Jill W. Wagner by deed from C. D. Williams, Jr. and wife, Phoebe B. Williams, of record in Book 6486, page 199, and by deed from LSMS Land and Investment Corporation, by deed of record in Book 6559, page 658, all in the Register's Office for Davidson County, Tennessee.

8873 6.

IDENTIFICATION REFERENCE

DEC 8 2 07 PM '87

DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 2001 18th Avenue, South, Nashville, TN 37203
(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 our hands this 4th day of December, 19 87

DWIGHT A. WAGNER

JILL W. WAGNER

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DWIGHT A. WAGNER and wife, JILL W. WAGNER

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of December, 19 87.

Commission Expires 3-11-91

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

DWIGHT A. WAGNER

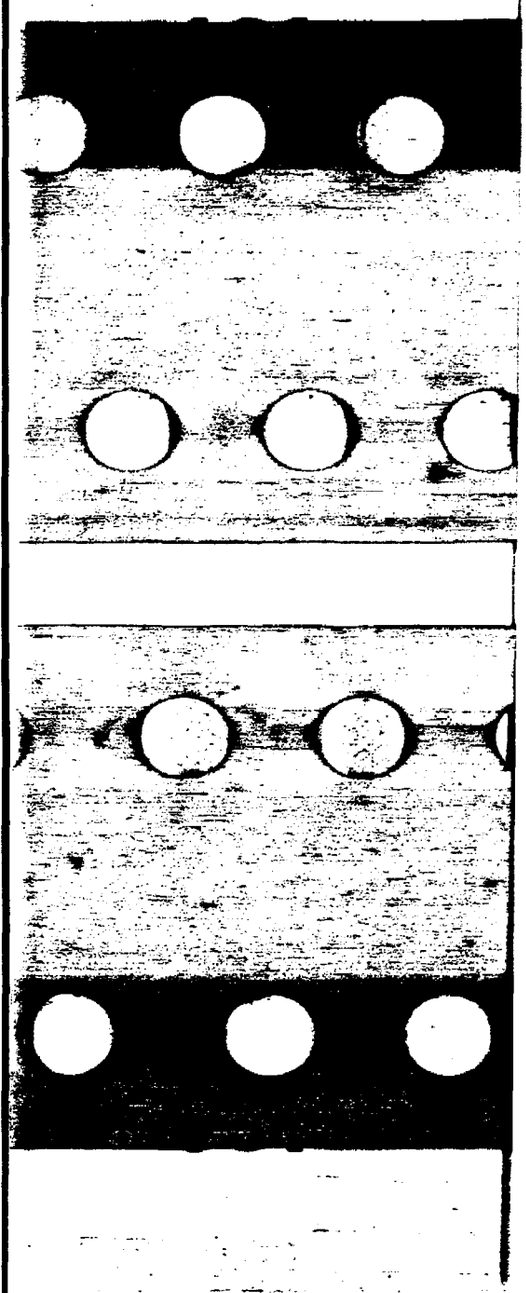
TO

JILL W. WAGNER

RICHARD M. DUVALL

FRANCES B. DUVALL

Saturn & Mazer, Attorneys
Row 1
Box 7



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

84581.00- CAMT.
236.88 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 243.38-
9907A12/08/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.8.7.3.6.

IDENTIFICATION REFERENCE

DEC 8 2 07 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 42935