Mail

This Instrument Prepared By:
Barry W. Bedford, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Address of New Owner(s):	Mortgagee:	Map-Parcel No.
Donald R. Roberts et ux 1613 Elm Run Nashville, TN 37214	First American National of Nashville First American Center Nashville, TN 37237	108-12-196.00

MLA 03/29 0101 0331EDX 423.70

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, DAN DUER, D/B/A DAN DUER CONSTRUCTION COMPANY ("Grantors") have this day bargained and sold, and do hereby transfer and convey to DONALD R. ROBERTS AND WIFE, PAULA ROBERTS ("Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 70 on the Plan of Trailwood Subdivision, Section Three, of record in Book 6900, page 67, said Register's Office. For a more complete and accurate description, reference is hereby made to said Plan.

BEING part of the same property conveyed to Dan Duer, d/b/a/ Dan Duer Construction Company by deed from Intercontinental Engineering Corporation, a Tennessee Corporation and Dr. Mohamad K. Arab and Imad H. Dhia of record in Book 7039, page 437, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1988 property taxes which have been prorated and assumed by Grantees.

This conveyance is made subject to the the Plan of record in Book 6900, page 67, said Register's Office.

This is improved property known as 1613 Elm Run, Nashville, Davidson County, Tennessee 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their successors and assigns, forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out.

Grantors further covenant and binds themselves, their successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 24th day of March, 1988.

Dan Duer
DAN DUER, d/b/a
DAN DUER CONSTRUCTION COMPANY

Janie G. Duer
JANIE G. DUER

1651

IDENTIFICATION REFERENCE

MAR 29 9 19 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of March, 1988, before me personally appeared DAN DUER, d/b/a, DAN DUER CONSTRUCTION COMPANY AND JANIE G. DUER 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 who acknowledged the execution of the same to be their free act and deed.

Witness my hand and and seal, this 24th day of March, 1988.

My commission expires: 11-12-90

Barry W. Bedford
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

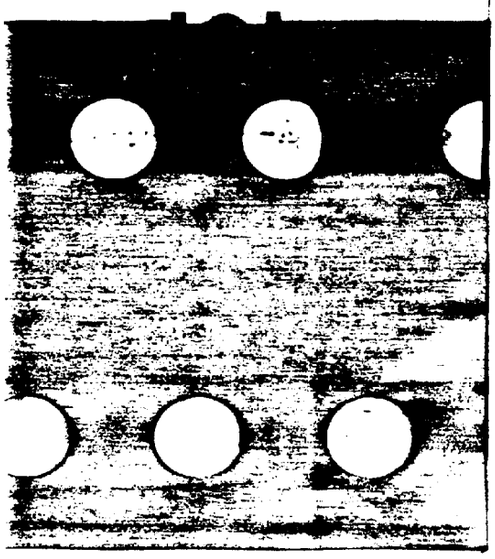
The actual consideration or value, whichever is greater, for this transfer is $ 149,000.00

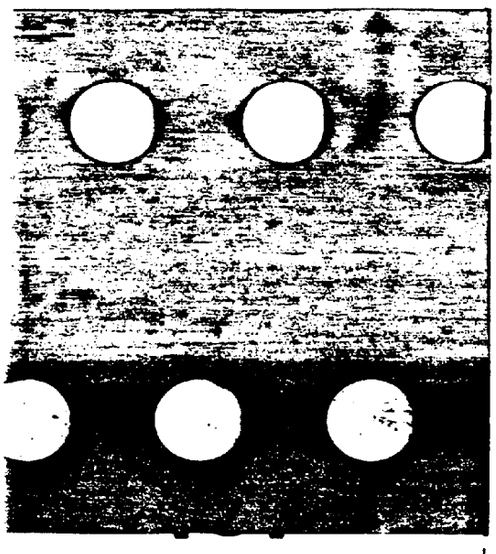
Barry W. Bedford
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS
24TH DAY OF MARCH, 1988.

Walter M. Parrish, JR.
NOTARY PUBLIC

My Commission Expires: 9-10-90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7501 PAGE 835

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

CAMT
149000.00
CON TX 417.20
PRFEE 0.50
WDEED 6.00
TOTAL 423.70
CHECK 423.70

03/29/89 01 09:21 0001 0414

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16511.

IDENTIFICATION REFERENCE

MAR 29 9 19 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 74964