BOOK 7537 PAGE 168 Box 22

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF April, 1988

Notary Public

MY COMMISSION EXPIRES: 11-12-89

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

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	Mortgagee:	MAP-PARCEL NUMBERS
Prescott Properties, Inc.	Commercial Federal Mortgage	128-3-A-2CO
(NAME)	(NAME)	
215 Old Hickory Blvd.	2120 South 72nd Street	8D-44240
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Omaha, Nebraska 68124	
(CITY) (STATE) (P.O.ZIP)	(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, Jerald M. Duncan, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Prescott Properties, Inc.

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 First Revision, Cedar Forest, of record in Book 6900, page 383, Register's Office for said County.

SAID Lot No. 2 fronts 60.00 feet on the northerly margin of Cedar Forest Drive and extends back 120.00 feet on the westerly line and 120.34 feet on the easterly line to a dead line in the rear, measuring 79.67 feet thereon.

Being the same property conveyed to Jerald M. Duncan, * Unmarried by Corrective Deed from Hilda P. Prescott, Unmarried and Thomas L. Hearn and L. Patrick Sandlin and wives, Deborah Hearn and Jane S. Sandlin being placed of record with this instrument.

The property herein conveyed is subject to restrictive covenants of record in Book 6805, page 253; Book 6925, page 751; and Book 7163, page 686, said Register's Office, and to the matters set forth in the above referenced plan of record.

28066

IDENTIFICATION REFERENCE

MAY 6 10 47 AM '88

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

ADDITIONAL 35/06 0100 CBF-HEDK 69.50

unimproved (XX)
This is improved ( ) property, know as 405 Cedar Forest Drive, Nashville, TN 37221
(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 his hand this 27th day of April, 19 88

x Jerald M Duncan
Jerald M. Duncan

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 Jerald M. Duncan

the bargainor, with whom I am personally acquainted, * and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 1988.

Commission expires MY COMMISSION EXPIRES SEPT. 1, 1991

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

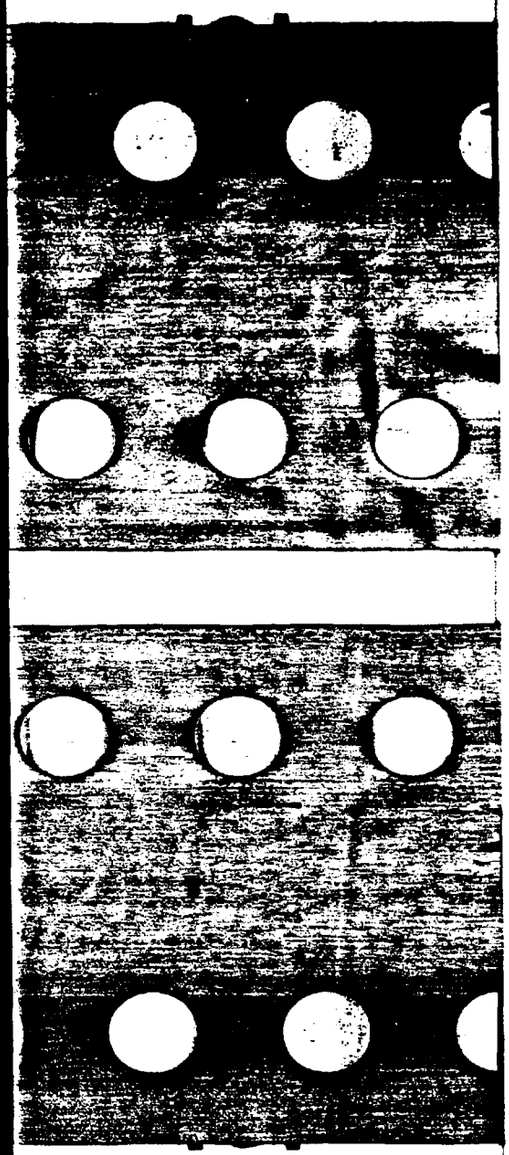
* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
Jerald M. Duncan, Unmarried

TO
Prescott Properties, Inc.

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



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
			CAMT	22500.00
			CON TX	63.00
			PRFEE	0.50
			WDEED	6.00
			TOTAL	69.50
			CHECK	69.50
05/06/88	01		10:49 0001	4236

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28066

IDENTIFICATION REFERENCE

MAY 6 10 47 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 88495