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FORM NO. WD-1

File # 23264
Loan # 328344

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$55,000.00 Margaret Hair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 88

Notary Public

MY COMMISSION EXPIRES: 3-14-91
(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:	MAP-PARCEL NUMBERS
ARCHIE R. DUNCAN (NAME)	First Tennessee Bank National Association (NAME)	MAP 57
5406 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	Mortgage Loan Division, Box 474 (STREET ADDRESS)	PAR 19
Nashville, Tn. 37218 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	13D-50605

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 DORRIS M. PERRY and wife, BOBBIE PERRY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ARCHIE R. DUNCAN and wife, DONNA K. DUNCAN

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, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, April 20, 1955, as follows:

BEGINNING at a stake in the center of Sulpher Creek at the northwest corner of the property conveyed to L. B. Fuqua by deed from James A. Davis and wife, of record in Book 155, Page 222, Register's Office for said County; thence with said Fuqua's northern boundary line and a fence, South 83 degrees East 502.6 feet to a hub in fence; thence North 65 degrees West 479.8 feet to the center of said Creek and continuing in the same direction 23 feet in all 502.8 feet to the southeasterly margin of Old Hickory Boulevard; thence with the same, southwestwardly 157 feet, more or less; thence South 83 degrees East 24 feet to the beginning.

BEING the same property conveyed to Dorris M. Perry et ux, Bobbie Perry by deed from McKinley Wairse et ux, Ruth Wairse, of record in Book 3641, Page 557, Register's Office for Davidson County, Tennessee.

47690

IDENTIFICATION REFERENCE

Jul 8 3 25 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved (X) improved ( ) property, known as 5406 Old Hickory Blvd., Nashville, Tn. 37218
(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 their hand s this 30th day of June, 19 88

~~DORRIS M. PERRY~~ X Dorris M Perry

~~BOBBIE PERRY~~ X Bobbie Perry

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DORRIS M. PERRY and wife, BOBBIE PERRY

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 30th day of June, 1988.

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

DORRIS M. PERRY

BOBBIE PERRY

TO

ARCHIE R. DUNCAN

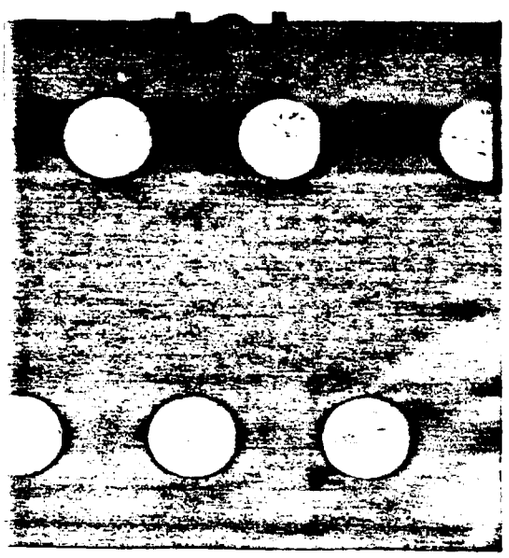
DONNA K. DUNCAN

Saturn & Mazer, Attorneys
Row 1
Box 7

5775 07/08 0101 03CHECK 100.00

OFFICIAL RECEIPT

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



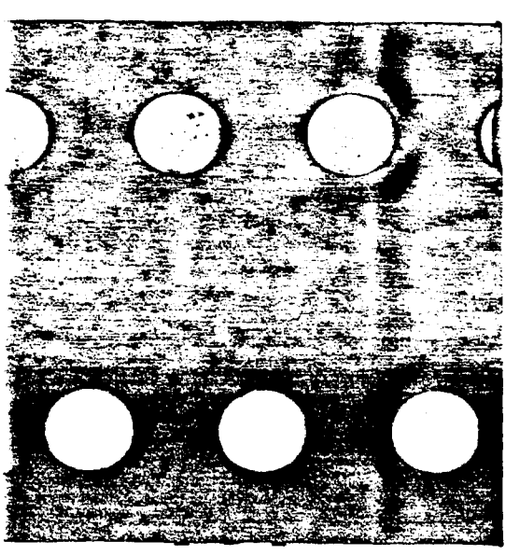
RECEIVED OF _____

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47690

IDENTIFICATION REFERENCE

JUL 8 3 25 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CAMT	55000.00
CON TX	181.50
PRFEE	0.50
WDEED	6.00
TOTAL	188.00
CHECK	188.00

07/08/88 01 15:26 0001 5176

No. 111024