Bet 21

PREPARED BY:
Fred E. Cowden, Jr.
Attorney at Law
323 Union Street
Nashville, TN 37201
615/255-7496

WARRANTY DEED

New Owner	Send Tax Bills To	Map and Parcel No.
Dan Duer 1108 Woburn Way Antioch, TN 37013	CityFed Mortgage Co. 125 Belmont Drive Somerset, NJ 08873	MAP 149-2-A PAR 42 CO 2D 74494

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, MICHAEL W. LAWSON and wife, NANCY S. LAWSON, hereinafter called grantors, have bargained and sold, and by these presents do transfer and convey unto DAN DUER, hereinafter called the grantee, his heirs and and assigns, the following described property located in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 42, Piccadilly Square, Phase 1, as of record in Book 5200, Pages 720, 721 and 722, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Michael W. Lawson and wife, Nancy S. Lawson, from Dan Duer by deed of record in Book 7010, page 628, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the said grantee, his heirs and assigns, forever; and we do covenant with the said grantee 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 assigns, to warrant and forever defend the title to the said land to the said grantee, his 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 the 27TH day of January, 1989.

Michael W. Lawson
MICHAEL W. LAWSON

Nancy S. Lawson
NANCY S. LAWSON

0 4 6 6 6

IDENTIFICATION REFERENCE

JAN 27 2 26 PM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL W. LAWSON and wife, NANCY S. LAWSON, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27TH day of January, 1989.

Margaret O. Rhea
Notary Public

My Commission Expires: 9-11-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 9,000.00.

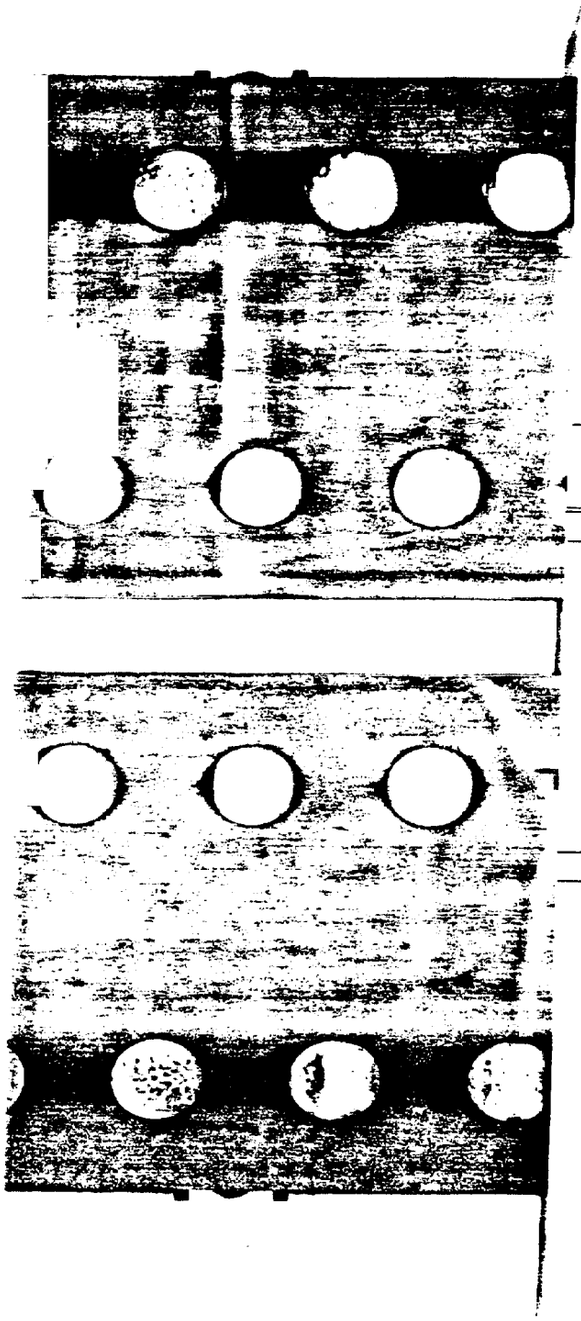
Dan Duer
Affiant

SWORN to and subscribed before me this 27TH day of January, 1989.

Margaret O. Rhea
Notary Public

My Commission Expires: 9-10-90

1989 01/27 0101 03CHECK 36.20



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

RECEIVED OF _____

FOR _____

BOOK 7760 PAGE 105

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

CAMT	9000.00
CON TX	29.70
PRFEE	0.50
WDEED	6.00
TOTAL	36.20
CHECK	36.20

01/27/89 01 14:31 0001 0061

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04666

IDENTIFICATION REFERENCE

JAN 27 2 26 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 176665