This instrument prepared by Escrow Corporation of Nashville, 841 Wren Road, P.O. Box 976, Goodlettsville, TN 37072.

WARRANTY DEED

BOOK 7780 PAGE 236

THIS INSTRUMENT PREPARED BY

ESCROW CORPORATION OF NASHVILLE
841 WREN ROAD
P.O. BOX 976
GOODLETTSVILLE, TN 37072

Mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February 19 89

Notary Public

MY COMMISSION EXPIRES: September 11, 1990

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
JAMES G. DUKE, et ux	FIRST FEDERAL SAVINGS BANK OF TN.	50-11
(NAME)	(NAME)	
3812 Wood Trail	101 West Lincoln Street	130
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37207	Tullahoma, Tennessee 37388	12D 87648
(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, JIM SWEENEY CONSTRUCTION, INC., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES G. DUKE and wife, JANNICE M. DUKE

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:

Being Lot No. 17 on the Plan of Timberwood Estates, Section 2A, of record in Book 6200, page 579, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being part of the same property conveyed to Jim Sweeney Construction, Inc., by deed from Earheart Realty & Construction Company, Inc., of record in Book 7210, page 406, Register's Office for Davidson County, Tennessee.

1 1 7 7 4.

IDENTIFICATION REFERENCE

Fe 27 12 10 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0473 02/27 0101 03CHECK 225.25

unimproved ( )
This is improved (X) property, known as 3812 Wood Trail, Nashville, Tennessee 37207
(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 my hand this 17th day of February, 19 89

Jim Sweeney Construction Inc

by Jim Sweeney Jr. Pres

JAMES S. SWEENEY, JR., President

STATE OF _____

COUNTY OF _____

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor ____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

Commission Expires _____ _____, Notary Public.

_____

STATE OF TENNESSEE

DAVIDSON County

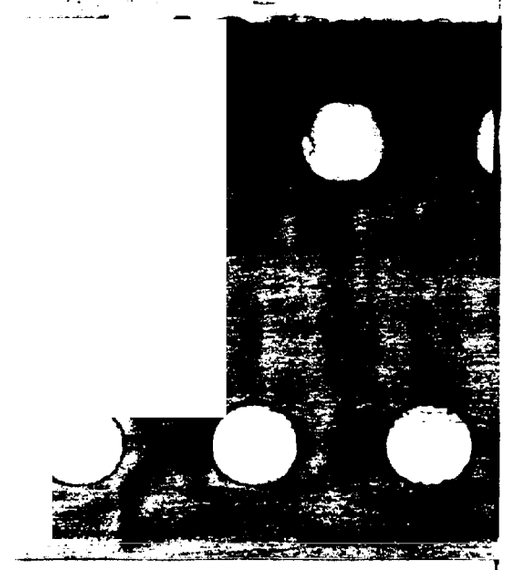
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James S. Sweeney, Jr. and _____, with whom I am personally acquainted and who upon ~~his oath~~ ~~their several oaths~~ acknowledged ~~himself~~ ~~themselves~~ to be the president ____ and _____ respectively of the Jim Sweeney Construction, Inc. the within named bargainor, a corporation, and that ~~he~~ ~~they~~ as such president and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said James S. Sweeney, Jr. as such president and attesting the same by the said _____ as such _____.

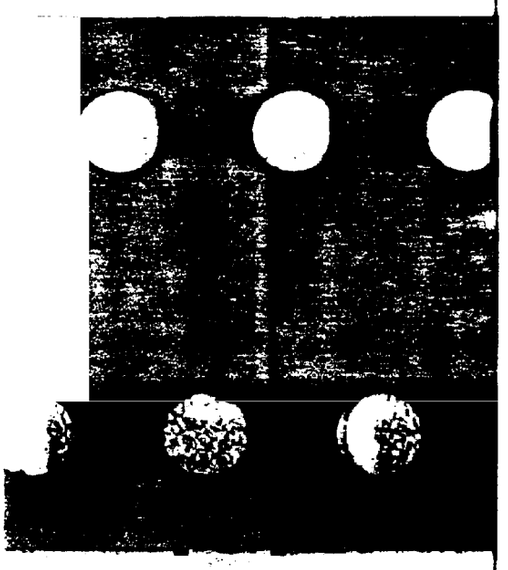
WITNESS my hand and official seal at office at Goodlettsville, Tennessee. on this the 17th day of February, 19 89

My commission expires September 11, 1990

_____

Notary Public





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	67500.00
CON TX	222.75
PRFEE	0.50
MDEED	6.00
TOTAL	229.25
CHECK	229.25

02/27/98 01 12:12 0001 0473

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1177.4

IDENTIFICATION

Feb 27 [illegible]

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184902