THIS INSTRUMENT PREPARED BY:
Mail STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

4646 08/11 0101 03CHECK 253.97

ADDRESS NEW OWNER:
GREGORY W. DUFF ET UX
205 MISTY COURT
NASHVILLE, TN 37214

MAP/PARCEL NUMBER:
MAP 109-01
PARCEL 016

SEND TAX BILLS TO:
BANCBOSTON MORTGAGE CORP.
P.O. BOX 44090
JACKSONVILLE, FLA 32231

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,922.11, THIS 9TH DAY OF AUGUST, 1989.

Gregory W Duff
AFFIANT

Subscribed and sworn to me, this the 9TH day of AUGUST, 1989.

Denise C. Ellis
Notary Public
My commission expires: 5-11-92

56893

IDENTIF. T REFERENCE

AUG 11 8 30 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from MARK T. WILLIAMS, UNMARRIED, to Mortgage Corporation of the South, of record in Book 6873, page 726, and re-recorded in Book 7621, page 266, Register's Office for Davidson County, Tennessee, the liability for which the Grantees hereby expressly assume and hold Grantor harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, I, MARK T. WILLIAMS, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said GREGORY W. DUFF ET UX, ANDREA R. DUFF, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 205 MISTY COURT, NASHVILLE, TN .

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

KAREN WILLIAMS, wife of the GRANTOR herein, joins in this conveyance for the sole purpose of conveying any right, title or interest she may have in said property, marital or otherwise.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 9TH day of AUGUST, 1989.

Gregory W. Duff
GREGORY W. DUFF

Mark T. Williams
MARK T. WILLIAMS

Andrea R. Duff
ANDREA R. DUFF

Karen L. Williams
KAREN WILLIAMS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK T. WILLIAMS ET UX, KAREN WILLIAMS, the within named bargainors, with whom I am personally acquainted (or who proved to me upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 9TH day of AUGUST, 1989.

Vanessa C. Allis
notary public

My commission expires: 5-11-93

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREGORY W. DUFF ET UX, ANDREA R. DUFF, the within named bargainors, with whom I am personally acquainted (or who proved to me upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 9th day of August, 1989.

Vanessa C. Allis
notary public

My commission expires: 5-11-93.

EXHIBIT 'A'

BEING Lot No. 99, Section 2, Larchwood Subdivision, of record in Book 5200, page 207, Register's Office, Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.

BEING the same property conveyed to Mark T. Williams by Warranty Deed from Gary Alan Hooper, of record in Book 6875, page 723, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1989 and all future years.

2. Restrictions of record in Book 5479, page 443, as revised in Book 5681, page 532, as amended in Book 5688, page 696, and Book 6011, page 130, said Register's Office.

3. Plat of record in Book 5200, page 207, said Register's Office, which include a 25-foot minimum building setback line fro Misty Court and a 10-foot public utility and drainage easement along the rear of the lot.

3. Deed of Trust from Mark T. Williams, unmarried, to N. Eddie Montgomery, Trustee, of record in Book 6875, page 726, said Register's Office, to secure to Mortgage Corporation of the South the payment of one note dated May 30, 1986, in the original principal amount of $69,286.00, due and payable as set forth therein.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7912 PAGE 442

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 73922.11
				CON TX 243.87
				PRFEE 1.00
				WDEED 9.00
				TOTAL 253.87
				CHECK 253.87
		08/11/89	01	08:32 0001 4646

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56893

IDENTIF. REFERENCE

AUG 11 8 30 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 237932