FILE BOX 30

BOOK 7927 PAGE 777

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 63,900.00

Subscribed and sworn to before me, this the 28 day of August 19 89

My commission expires: July 13, 1991
(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 9B14252
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Michael D. Duncan	BarclaysAmerican/Mortgage Corporation
425 Moncrief Avenue	5032 Parkway Plaza Blvd., Bldg. 8
STREET ADDRESS	STREET ADDRESS
Goodlettsville, TN 37072	Charlotte, NC 28217
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO 25-3-21 GO 14256

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Robert Straley and wife, Teresa M. Straley

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Michael D. Duncan and wife, Elizabeth J. Duncan

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being the easterly part of Lot No. 46 on the Revised Map of Moncrief Subdivision of the northerly part of the Allen Mathes Land, Goodlettsville, Tennessee, not of record, described according to a survey made by J. R. Scott, Surveyor, August 2, 1951; and according to a survey by Campbell Surveying, dated August 26, 1989, as follows:

Beginning on the westerly margin of Moncrief Avenue at the southeast corner of the property conveyed to Ralph S. Walters, etux by deed of record in Book 7054, page 103, Register's Office Davidson County, Tennessee, being the corner of Lots Nos. 45 and 46; thence with the line between said two lots North 61 deg. West 398 feet, thence South 1 deg. East 126.5 feet to the line between Lots Nos. 46 and 47; thence with the line between said two lots South 61 deg. East 325 feet to the westerly margin of Moncrief Avenue; thence with said Avenue, North 24 deg. East 100 feet to the beginning.

Being all of the property conveyed to Robert Straley and wife, Teresa M. Straley by Deed of record in Book 5916 page 672, Register's office for said County.

This conveyance is subject to taxes for the year 1989 and subsequent years, easements and restrictive covenants of record.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 425 Moncrief Avenue, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 28 day of August 19 89

Robert Straley

Teresa M. Straley

State of Tennessee
County of Davidson

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On this 28 day of August, 19 89, before me personally appeared Robert Straley & Teresa M. Straley to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be ~~their~~ free act and deed.

Witness my hand and official seal.
My Commission expires:

July 13, 1991

Notary Public
Ruth M. Foran

State of Tennessee
County of _____

On this 28 day of August 28, , 19 89, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

July 13, 1991

Notary Public

WARRANTY DEED

6 2 5 2 5.

IDENTIFICATION REFERENCE

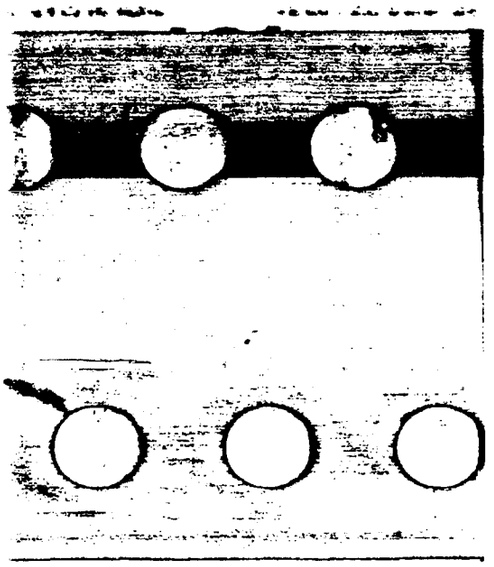
AUG 31 1 15 PM '89

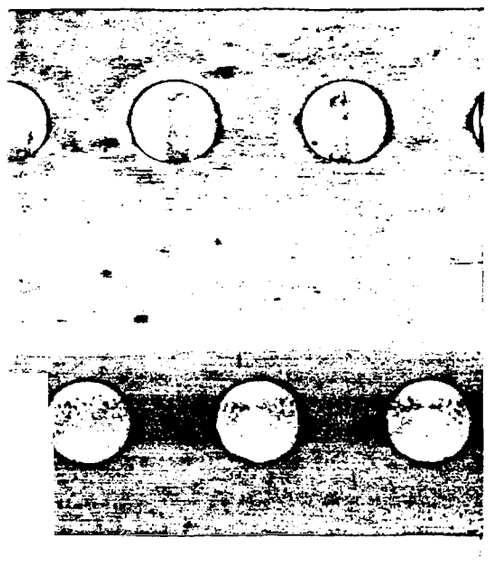
DAVIDSON COUNTY, TN

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

1342 08/31 0101 03CHECK 217.87





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 63900.00
CON TX 210.87
PRFEE 1.00
WDEED 6.00
TOTAL 217.87
CHECK 217.87

08/31/89 01 13:16 0001 1342

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62525

IDENTIFICATION REFERENCE

AUG 31 1 15 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244535