THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys box 8/ch
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Rebecca L. Duncan
200 Windsor Terrace
Nashville, TN 37221

MORTGAGEE:
Sovran Mortgage Corporation

1512 Willow Lawn Drive
Richmond, VA 23230-3479

MAP-PARCEL NUMBERS:
143-01-A
200
9D 80983

WARRANTY DEED

BOOK 8016 PAGE 252

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Steven G. Hall , Trustee with full power to sell, transfer, convey, mortgage and encumber* hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Rebecca L. Duncan, unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 200 on the plan of Windsor Terrace Condominiums Phase II, Tract "A" as shown as Exhibit "C" to an amendment to the Master Deed which amendment is of record in Book 7436, page 667 and re-recorded in Book 7464, page 297, Register's Office for said County which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING part of the same property conveyed to Steven G. Hall, Trustee with full power to sell, transfer, convey, mortgage and encumber without joinder of any beneficiary by quitclaim deed from Steven G. Hall and wife, Kathryn S. Hall of record in Book 7164, page 603, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 7150, page 921, amended in Book 7436, page 667, re-recorded in Book 7464, page 297, Book 7661, page 40 and Book 7729, page 206, said Register's Office.

*without joinder of any beneficiary

9271 01/02 0101 03CHECK 353.50

This is ~~(an)~~ improved property, known as 200 Windsor Terrace, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 27th day of December, 1989.

Steven G. Hall, Trustee
Steven G. Hall , Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of December, 1989, before me personally appeared ~~Steven G.~~ Hall, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 8016 PAGE 253

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 27th day of December, 1989.

My Commission Expires: 9/26/92

_____
Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

93105

IDENTIFICATION REFERENCE

JAN 2 11 24 AM '90

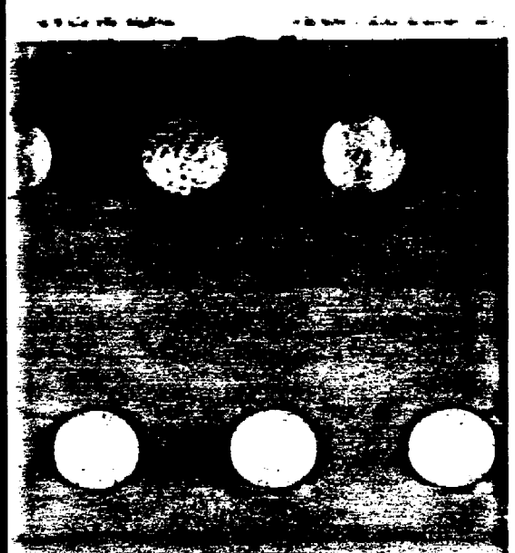
DAVIDSON COUNTY, TN

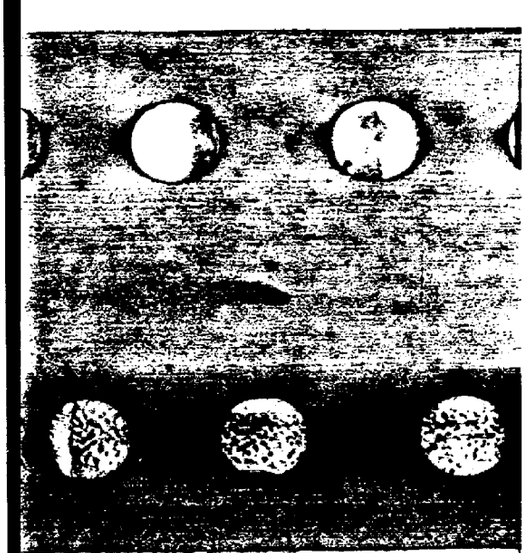
WARRANTY DEED

from:
Steven G. Hall

to:
Rebecca L. Duncan

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8016 PAGE 254

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	105000.00
CON TX	346.50
PRFEE	1.00
MTGFEE	6.00
TOTAL	353.50
CHECK	353.50

01/02/90 01 11:24 0001 9271

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93105

IDENTIFT REFERENCE

JAN 2 11 24 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 280435