BOOK 8070 PAGE 427 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52800.00

Gloria J. Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF March, 1990.

James A. Carney
Notary Public

MY COMMISSION EXPIRES: 11-10-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Fred J. Duke, et ux (NAME)	Southeast Mortgage Company (NAME)	Map 83-12
(STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 026058 (STREET ADDRESS)	Parcel 145
(CITY) (STATE) (P.O. ZIP)	Miami, Florida 33102 (CITY) (STATE) (ZIP)	15DA 51850

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, Janese D. Cato, unmarried, and Tammy J. Wilson, unmarried, as tenants in common,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred J. Duke and wife, Gloria J. 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:

Land in Davidson County, Tennessee, being Lot No. 174 on the plan of Rosewood Heights, Section Five, of record in Book 2331, page 39, Register's Office for said County.

Said Lot No. 174 front 78 feet on the westerly margin of Mitchell Road and extends back 160.4 feet on the northerly line and 145.7 feet on the southerly line to a dead line in the rear, measuring 93.6 feet thereon.

Being the same property conveyed to Woodrow F. Wilson and wife, Betty J. Wilson, by deed from Thomas E. Greene and wife, Cynthia D. Green, of record in Book 5027, page 904, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Woodrow F. Wilson and wife, Betty J. Wilson, a life estate, with remainder interest vesting in Janese D. Cato and Tammy J. Wilson, as tenants in common, by deed from J. A. Carney, Trustee, of record in Book 6437, page 302, said Register's Office, the said Betty J. Wilson having since expired on August 12, 1989; and being the same property conveyed to Janese D. Cato and Tammy J. Wilson by deed from Woodrow F. Wilson of record in Book 7995, page 840, said Register's Office.

The Grantees assume and agree to pay the balance due on a first Deed of Trust executed by Thomas E. Greene and wife, Cynthia D. Greene, to Richard D. Cahoy, Trustee, of record in Book 4913, page 643, said Register's Office for Davidson County, Tennessee.

All sums of money held in escrow by Southeast Mortgage Company, and including prepaid insurance coverage now in force, is herewith transferred to Grantees.

This is unimproved ( ) improved XX property, known as 908 (House Number) Mitchell Road (Street) Nashville, Tennessee 37206 (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 our hands this 22 day of March, 1990

Janese D. Cato
JANESE D. CATO

Tammy J. Wilson
TAMMY J. WILSON

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Janese D. Cato and Tammy J. Wilson,

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of March, 1990

Commission Expires 11-10-91

James A. Capps, Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

JANESE D. CATO, et al

TO

FRED J. DUKE, et ux

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

RUSH!

IDENTIF. REFERENCE

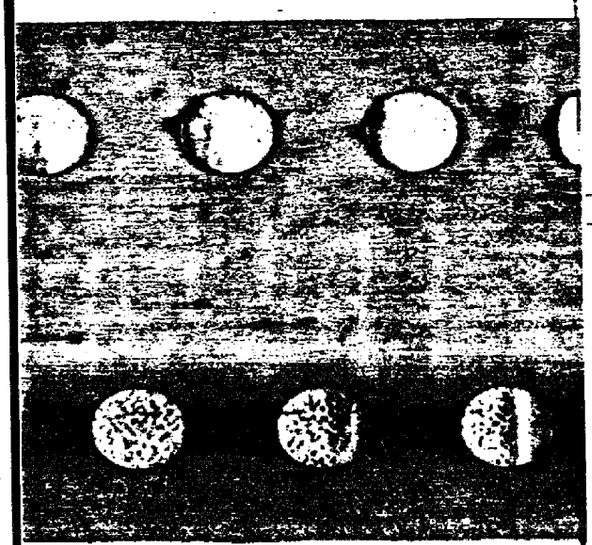
MAR 22 3 15 PM '90

DAVIDSON COUNTY TN.

12904

4894 03/22 0101 03CHECK 181.24





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 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 52800.00
CON TX 174.24
PRFEE 1.00
WDEED 6.00
TOTAL 181.24
CHECK 181.24

03/22/90 01 15:14 0001 4894

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11 2904

IDENTIF. REFERENCE

Mar 22 3 15 PM '90

FELIX Z. WILSON JR.
DAVIDSON COUNTY TN.

No. 303327