WARRANTY DEED

BOX 15

THIS INSTRUMENT PREPARED BY:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SAFETRANS 3903 Citrus Circle, ste 155 Walnut Creek, CA 94598	National Mortgage Company (NAME)	Map 144-10
	4041 Knight Arnold Road (STREET ADDRESS)	Parcel 47
Michael L. Duke 6124 Chickering Court Nashville, TN 37215	Memphis, TN 38118 (CITY) (STATE) (ZIP)	

BOOK 8184 PAGE 801

THIS INDENTURE, made and entered into this 4th day of December, 19 89, by and between

WILLIAM ALLEN STEGALL, unmarried party of the first part, and

Michael R. Duke and wife, Kathleen R. Duke party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of DAVIDSON State of Tennessee,

Land in Davidson County, Tennessee, being Lot No. 53 on the plan of Chickering Valley, of record in Book 2331, pages 121, 122 and 123, as amended in Book 3283, page 9, both in the Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 148 feet on the easterly margin of Chickering Court and extends back, 400 feet on the northerly line and 188 feet on the Southerly line, to a dead line in the rear, measuring 311 feet thereon.

Being the same property conveyed to William Allen Stegall by Quitclaim Deed from Debra Kay Henrichs Stegall, of record in Book 7705, page 348, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby convenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

X William Allen Stegall
WILLIAM ALLEN STEGALL

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF ~~SHELBY~~ Davidson

Personally appeared before me, Janet Oakley, a Notary Public of said County and State, William Allen Stegall, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of Dec., 1989

My Commission Expires 22nd day of May, 1993

Janet E. Oakley
Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 158,250.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of AUGUST, 1990

NOTARY PUBLIC

My commission expires 5/26/93

PROPERTY ADDRESS:
6124 Chickering Court
Nashville, TN 37215

JANET E. OAKLEY NOTARY PUBLIC DAVIDSON COUNTY TENN.

F. 1890 R. 8/86

Chicago Title Insurance Company
61 Adams Ave.
Memphis, Tennessee 38103

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WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

5 3 3 0 9

FELIX Z. WILSON REGISTER
SHELBY COUNTY, TENN.

Aug 29 1 53 PM '90

4529 08/29/90 0001 KEHCO 10.00

529.06

Compliments of

Chicago Title Insurance Company
61 Adams Avenue
Memphis, Tennessee 38103

ATTORNEY IN FACT

STATE OF TENNESSEE,
COUNTY OF SHELBY.

On this _____ day of _____, 19_____, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____ acknowledged that ___he___ executed the same as the free act and deed of said _____.

Witness my hand, at office, this _____ day of _____, 19_____.

_____
Notary Public

My Commission Expires _____ day of _____, 19_____.

CORPORATE

STATE OF TENNESSEE,
COUNTY OF SHELBY.

Before me, _____, a Notary Public of said 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 (or herself) to be _____ of the _____, the within named bargainor, 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 (or herself) as _____.

Witness my hand and seal, at office in _____, this the _____ day of _____, 19_____.

_____
Notary Public

My Commission Expires _____ day of _____, 19_____.

PARTNERSHIP

STATE OF TENNESSEE,
COUNTY OF SHELBY.

Before me, _____, a Notary Public of said 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 (or herself) to be a partner of _____, the within named bargainor, a partnership, and that ___he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

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

_____
Notary Public

My Commission Expires _____ day of _____, 19_____.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8184 PAGE 803

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 158250.00
CON TX 522.06
PRFEE 1.00
WDEED 6.00
TOTAL 529.06
CHECK 529.06

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/29/90 01 13:55 0001 4529

53309

IDENTIFICATION REFERENCE

AUG 29 1 53 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 350910