PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref. (cb) (Title No: 30624)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 182,000.00

Affiant

Sworn and subscribed before me this 1st day of February, 1991.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS
Edward G. Walker, III 2039 Castleman Drive Nashville, TN 37215	Atlantic Coast Mortgage Company 12700 Fair Lakes Circle Ste. 400 Fairfax, VA 22033	16DA-28335, 131-6-32

WARRANTY DEED

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, the undersigned **James J. Duncan and spouse, M. Kim Hornsby Duncan,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Edward G. Walker, III and Bryan C. Williams, both single persons,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County,. Tennessee, being the easterly portion of Lot No. 3, Block 7 on the plan of Overton Hills, of record in Book 843, page 66, Register's Office for said County.

SAID portion of Lot No. 3, Block 7 fronts 100 feet on the southerly margin of Castleman Drive and extends back 194.1 feet on the easterly line and 219 feet, more or less, on the westerly line to a dead line in the rear, measuring 118 feet thereon.

BEING the same property conveyed to James J. Duncan and M. Kim Hornsby, now known as M. Kim Hornsby Duncan, by deed from Thomas C. Stillwell and wife, Deborah L. Harper Stillwell of record in Book 7245, page 170, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This instrument is executed on behalf of James J. Duncan by Kim H. Duncan as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

James Jolly Duncan and James J. Duncan are one and the same person.

90381

IDENTIF. REFERENCE

FEB 4 10 57 AM '91

CELIA Z. DAVIDSON COUNTY TN.

This is improved property, known as: 2039 Castleman Drive, Nashville, TN 37215

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 1st day of February, 1991.

James J. Duncan
James J. Duncan
By: Kim H. Duncan, Attorney in Fact

M. Kim Hornsby Duncan
M. Kim Hornsby Duncan

State of Tennessee
County of Davidson

On this 1st day of February, 1991, before me the undersigned authority, personally appeared M. Kim Hornsby Duncan 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 the execution as a free act and deed.

My Commission Expires: 9/26/92

Notary Public

EXHIBIT "A"
To
WARRANTY DEED

FROM: James J. Duncan and M. Kim Hornsby Duncan

TO: Edward G. Walker, III and Bryan C. Williams

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kim H. Duncan**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **James J. Duncan**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of February, 1991.

Notary Public

My Commission Expires: 9/26/92

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Kim H. Duncan

Kim H. Duncan, Affiant

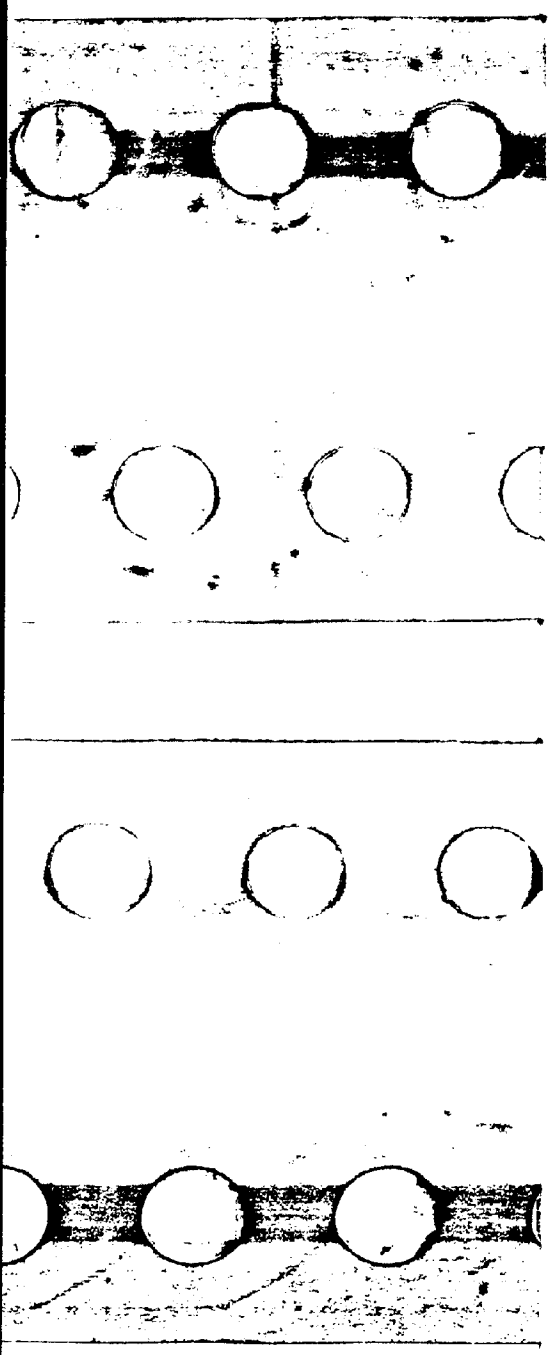
Sworn to and subscribed before me this

1st day of February, 1991.

Notary Public

My Commission Expires: 9/26/92

1928 02/04/91 01:04 PM CHECK 02 607.60



OFFICIAL RECEIPT

FELIX Z WILSON II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8286 PAGE 692

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CC 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 182000.00

CON TX	600.60
PRFEE	1.00
WDEED	6.00
TOTAL	607.60
CHECK	607.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/04/91 01 10:57 0001 3938

9U381

IDENTIF. REFERENCE

FEB 4 10 57 AM '91

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 394289