STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF FEBRUARY, 1991

Notary Public

MY COMMISSION EXPIRES: 7/11/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robert W. Duncan, III (NAME)	Sears Mortgage Corporation (NAME)	Map 108
3101 Noble Valley Drive (STREET ADDRESS OR ROUTE NUMBER)	2500 Lake Cook Road (STREET ADDRESS)	Group 4
Nashville, TN 37214 (CITY) (STATE) (P O ZIP)	Riverwoods, IL 60015 (CITY) (STATE) (ZIP)	Parcel 71

FOR AND 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, Frank Batson Quality Homes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Duncan, III, unmarried

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:

BEING Lot No. 396 of Plan of Section Seven, Larchwood, of record in Book 6900, Page 274, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Frank Batson Quality Homes by deed from James M. Fischer, Jr. of record in Book 8119, Page 635, Register's Office for said County.

THIS conveyance is subject to Restrictive Covanants of record in Book 7216, Page 574, Register's Office for said County.

91 2 7 8

IDENTIF. REFERENCE

FEB 7 10 28 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

unimproved ( ) This is improved (XX) property, known as 3101 Noble Valley Drive, Nashville, TN 37214
(House Number) (Street) (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 heir 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 covey 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 my hand this 6th day of February, 19 91

Frank Batson Quality Homes

BY: Frank C. Batson, Pres

Frank C. Batson, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____ (or proved to me on the basis of satisfactory evidence

the bargainor _____, with whom I am personally acquainted/and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Frank C. Batson and _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon his oath acknowledged (himself) to be the President and _____ respectively of the Frank Batson Quality Homes the within named bargainor, and corporation, and that (he) as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Frank C. Batson as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, TN on this the 6th day of February 19 91

My commission expires 5-8-91

_____
Notary Public

WARRANTY DEED

FROM

Frank Batson Quality Homes

TO

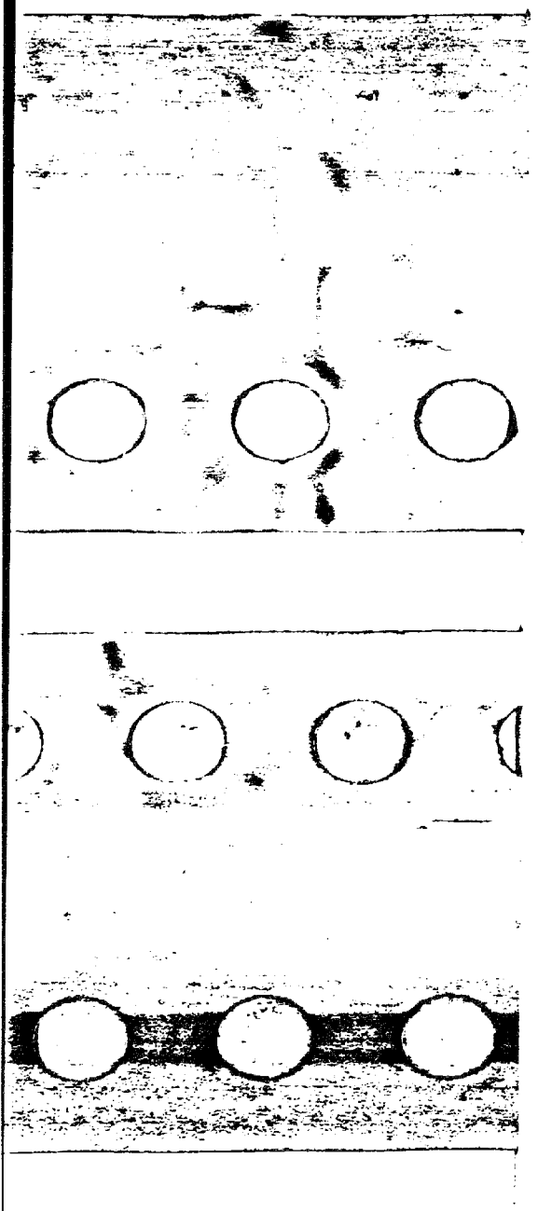
Robert W. Duncan, III

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

4984 02/07 0101 03CHECK 323.47



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8289 PAGE 32

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 95900.00
CON TX 316.47
PRFEE 1.00
WDEED 6.00
TOTAL 323.47
CHECK 323.47

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/07/91 10:27 0001 4984

91278

IDENTIF. TREFERENCE

FEB 7 10 28 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 395314