This instrument prepared from information furnished by parties.

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FILE BOX 24

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,021.86

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th. DAY OF April 19 91.

Notary Public

MY COMMISSION EXPIRES: 3/27/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Benjamin Paul McDaniel (NAME)	Altus Bank (NAME)	Map 50-2
3515 Brick Church Pike (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 7006 (STREET ADDRESS)	Par. 80
Nashville, TN. 37207 (CITY) (STATE) (P.O. ZIP)	Dothan, AL 36302 (CITY) (STATE) (ZIP)	

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. Clifford L. Duke, Jr. and wife, Pamela G. Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin Paul McDaniel

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, situated in the 12th Civil District of said County, and described according to a survey made by J. R. Scott, Surveyor, on September 27, 1949, as follows:

BEGINNING at a stake in the east right-of-wayline of Brick Church Pike, said stake being 25 feet from the center, also N10°W, 426 feet from the M. H. Cole and John Walker corner; thence N80°E, 250 feet to a stake; thence N10½°W, 150 feet to a stake, a corner of M. H. Cole's line; thence S80°W, 250 feet to a stake in the right-of-way of Brick Church Pike, said point being 25 feet from the center of the Pike; corner of M. H. Cole; thence with said pike, S10½°E, 150 feet to the beginning, containing .85 of an acre.

BEING the same property conveyed to Clifford L. Duke, Jr. and wife, Pamela G. Duke by deed of record in Book 5031, page 290, Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

Except for a certain mortgage to Altus Bank, recorded in Book , page , of the records of Davidson County, Tennessee, the unpaid balance of which the Grantee(s) hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantee(s) also jointly and severally assume the obligations of the Grantor under the terms of the instrument creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the Guaranty or insurance of the indebtedness above mentioned. Escrow account and insurance to be transferred to Grantee(s).

0 7 U 8 4

IDENTIF. REFERENCE

APR 16 1 49 PM '91

FELIX Z. DAVIDSON COUNTY TN.

5379 04/16 0101 03CHECK 188.50

This is improved ( ) unimproved ( ) property, known as 3515 Brick Church Pike Nashville, TN 37207
(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 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 Whereever 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 hand s this 11th. day of April, 19 91

Clifford L. Duke, Jr.

Pamela G. Duke

STATE OF TENNESSEE)
Davidson COUNTY)

Personally appeared before me, Clifford L. Duke, Jr. and Pamela G. Duke
(Name of natural person executing the instrument)

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 11th. day of April 19 91.

My Commission Expires 3/27/93

Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE)
_____ COUNTY)

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

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, and who further acknowledged that __ he__ is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM

Clifford L. Duke, Jr. and wife,

Pamela G. Duke

TO

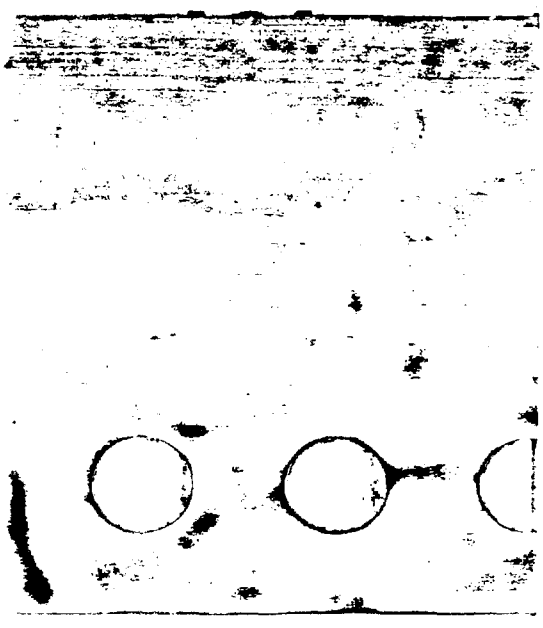
Benjamin Paul McDaniel

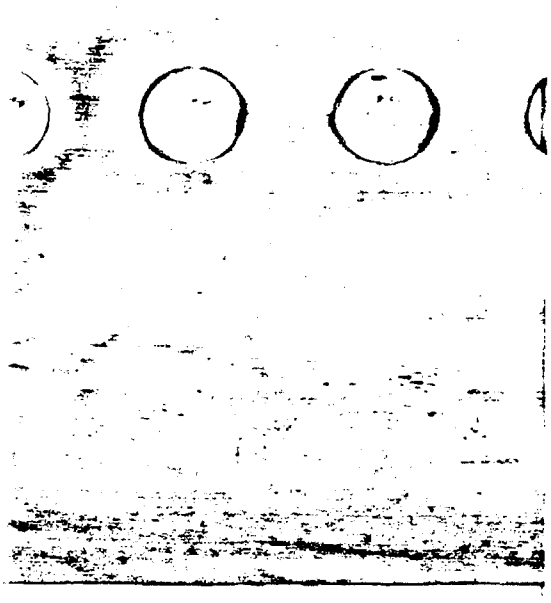
File Box 24

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8331 PAGE 379

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	55021.86
CON TX	181.50
PRFEE	1.00
MTGFEE	6.00
TOTAL	188.50
CHECK	188.50

04/16/91 01 13:49 0001 5379

07084

IDENTIF. REFERENCE

APR 16 1 49 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN

No. 413427