BOOK 8342 PAGE 311

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320000.00

Parker W Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 91

Kathy Whitaker
Notary Public

MY COMMISSION EXPIRES My Commission Expires Nov. 21, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Robert L. Scruggs, Esquire, One Burton Hills Blvd, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Parker W. Duncan Sandra J. Roberts (NAME)	SouthTrust Mortgage Corporation (NAME)	104-14-0-G
32 Erwin Court (ADDRESS)	P. O. Box 532060 (ADDRESS)	011.00
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Birmingham, AL 35253-2060 (CITY) (STATE) (ZIP)	

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, Builders Group, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Parker W. Duncan and wife, Sandra J. Roberts

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. 57 on the Plan of Final Plat of Whitworth, Phase 1, of record in Book 7900, page 143, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Builders Group, Inc. by deed from RCC Associates, LP, of record in Book 8122, page 341, Register's Office of Davidson County, Tennessee, and re-recorded in Book 8199, page 983, said Register's Office.

This conveyance is subject to any and all easements and restrictions of record.

10954

IDENTIF. REFERENCE

MAY 1 1 08 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 32 Erwin Court, Nashville, TN 37205
(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. 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 hand s this 30th day of April, 19 91

BUILDERS GROUP, INC.

BY: Kevin Beem

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STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, 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

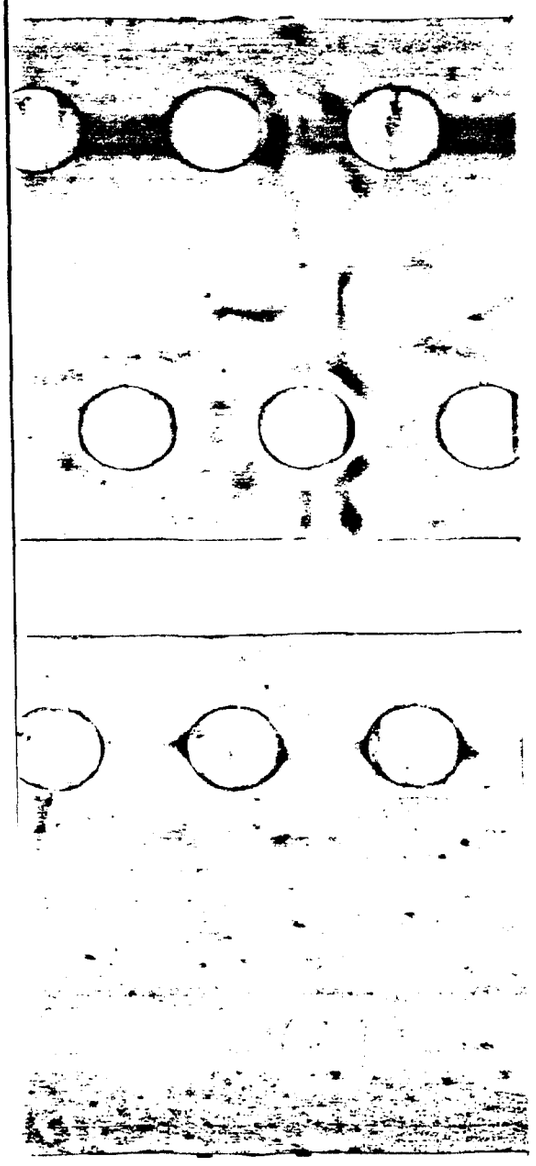
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Kevin Biener and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Builders Group, Inc. the within named 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 Kevin Biener as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of April 19 91.

My commission expires: My Commission Expires Nov. 21, 1992

Kathy Witcher
Notary Public

3178 05/01 0101 03CHECK 1063.00



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 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	320000.00
CON TX	1056.00
PRFEE	1.00
MTGTX	6.00
TOTAL	1063.00
CHECK	1063.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/01/91 01 13:07 0001 8178

10954

IDENTIF. REFERENCE

MAY 1 1 08 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 417836