THIS INSTRUMENT PREPARED BY:

Kim S. DelaCruz
1801 Art Museum Drive
Jacksonville, FL 32207

#4400360

238.62

0101 03CHECK 247.57

IDENTIFICATION REFERENCE

WARRANTY DEED

JUN 19 1 41 PM '91

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY

Address new owner(s):	Send Tax Bills:	Map-Parcel Nos.
Dexter Duncan and Janet Duncan 4201 Nevada Avenue Nashville, TN 37209	SAME	Map 91-16 Parcel 242

BOOK 8378 PAGE 518

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **OLD STONE CREDIT CORPORATION OF TN.**, hereinafter referred to as the **"GRANTOR"**, has bargained and sold, and by these presents does transfer and convey unto **DEXTER DUNCAN** and **wife, JANET DUNCAN**, hereinafter referred to as 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 the easterly 59 feet of Lot No. 102 of Block No. 4 on the map of Charlotte Parks Company's First Addition, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said part of Lot 102 fronts 59 feet on the southerly side of Nevada, formerly 3rd Avenue and runs back between parallel lines, with the westerly margin of 42nd Avenue, North, formerly 1st Street, 150 feet to an alley.

Being the same property conveyed to Ronnie J. Sterry and wife, Sandra Sterry, by deed from Wallace L. Daniel, unmarried, of record in Book 7494, page 357, Register's Office for Davidson County, Tennessee.

The street address of the above-described property is 4201 Nevada Avenue, Nashville, Tennessee 37209.

Being the same property conveyed to **OLD STONE CREDIT CORPORATION OF TN.**, by Successor Trustee's Deed dated December 3, 1990, and recorded December 3, 1990 in BK 8248, Page 335, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And, the Grantor does covenant with the said Grantees, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except for 1991 property taxes, a lien but not yet due and payable.

And the Grantor does further covenant and bind itself, its assigns and representatives to warrant and forever defend the title to the land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property known as 4201 Nevada Avenue, Nashville, TN 37209.

WITNESS my hand on this the 12th day of June, 1991.

OLD STONE CREDIT CORPORATION OF TN.

John C. Harris, Senior Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

BEFORE ME, Kim S. Bower, a notary public within and for the State and County aforesaid, personally appeared **JOHN C. HARRIS,** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **SENIOR VICE PRESIDENT** of **OLD STONE CREDIT CORPORATION OF TN.,** the within named bargainor, and corporation and that he as such **SENIOR VICE PRESIDENT,** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said **JOHN C. HARRIS,** as such **SENIOR VICE PRESIDENT,** and attesting the same by the said **JOHN C. HARRIS,** as such **SENIOR VICE PRESIDENT.**

WITNESS my hand and official seal at office at Jacksonville, Florida, on this the 12th day of June, 1991.

Notary Public, State of Florida

My Commission Expires: NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXP JULY 25,1994 BONDED THRU GENERAL INS. UND.

STATE OF FLORIDA
COUNTY OF DUVAL

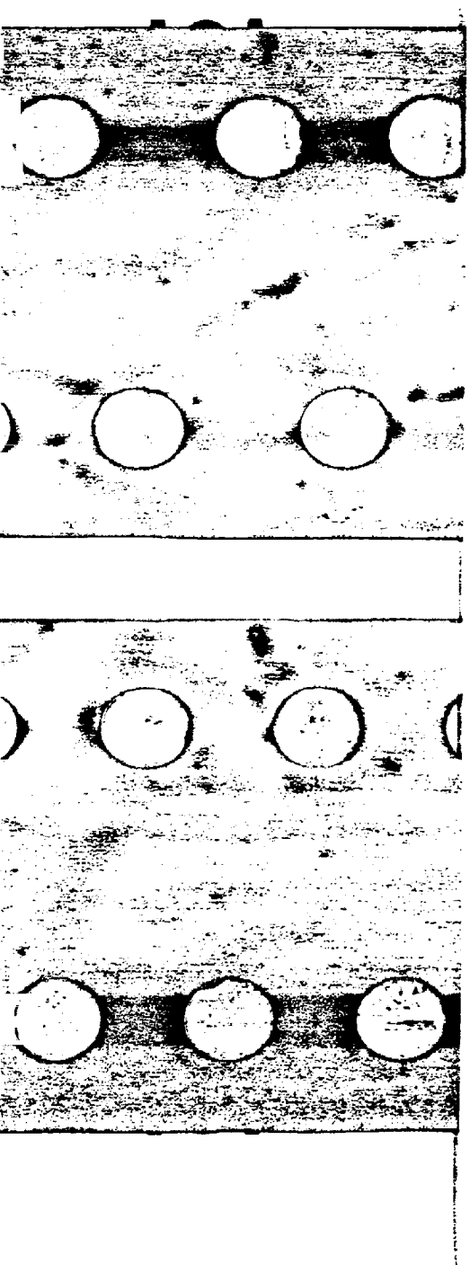
The actual consideration or value, whichever is greater, for this transfer is $72,900.00.

Affiant

SWORN TO AND SUBSCRIBED before me, this 12th day of June, 1991.

Notary Public, State of Florida

My commission expires: NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXP JULY 25,1994 BONDED THRU GENERAL INS. UND.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8378 PAGE 520

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 72900.00
CON TX 240.57
PRFEE 1.00
WDEED 6.00
TOTAL 247.57
CHECK 247.57

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06-19-91 01 13:42 0001 5712

23862

IDENTIFICATION REFERENCE

Jun 19 1 42 PM '91

FELIX Z WILSON TT REGISTER
DAVIDSON COUNTY, TN

No. 432727