FORM No. WD-1

BOOK 8413 PAGE 401

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Lea Ann Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 19 91

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS - 3401 WEST END AVE., SUITE 670 - NASHVILLE, TN 37203 mail

NAME ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lea Ann Duke (NAME)	First Republic Mortgage (NAME)	052-01-0-C
400 Elaine Court (STREET ADDRESS OR ROUTE NUMBER)	6012 Wilmington Pike (STREET ADDRESS)	024.00CO
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	Dayton, Ohio 45459 (CITY) (STATE) (ZIP)	11D 94657

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, Neely's Chase Partners

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lea Ann Duke, 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.

LAND in Davidson County, Tennessee, being Lot No. 24 on the Revised Plan of Neely's Chase of record in Book 7900, page 196, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Neely's Chase Partners by deed of record in Book 7575, page 253, Register's Office, Davidson County, Tennessee.

Declaration of covenants, conditions and restrictions of record in Book 7910, page 836, Book 7910, page 847 and Book 8123, page 994, said Register's Office.

3 6 6 2 2

IDENTIFICATION REFERENCE

AUG 5 9 42 AM '91

FELIX Z WHITE JR REGISTER DAVIDSON COUNTY TN

0686 08/05 0101 03CHECK 258.60

This is improved (XX) unimproved ( ) property, known as 400 Elaine Court, Madison, TN 37115 (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 my hand this 31st day of July, 19 91

Neely's Chase Partners
By: Robert A. Shumate
Robert A. Shumate, Partner

STATE OF TENNESSEE
COUNTY OF

BOOK 8413 PAGE 402

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, 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, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who

his oath / himself

upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Neely's Chase Partners

TO
Lea Ann Duke, unmarried

RETURN TO:
Hallmark Title Company
3401 West End Ave., Suite 670
Nashville, TN 37203

STEVEN G. WATERS
Attorney at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert A. Shumate, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Neely's Chase Partners, the within named bargainors, a partnership and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal at Goodlettsville, Tennessee, this 31st day of July, 1991.

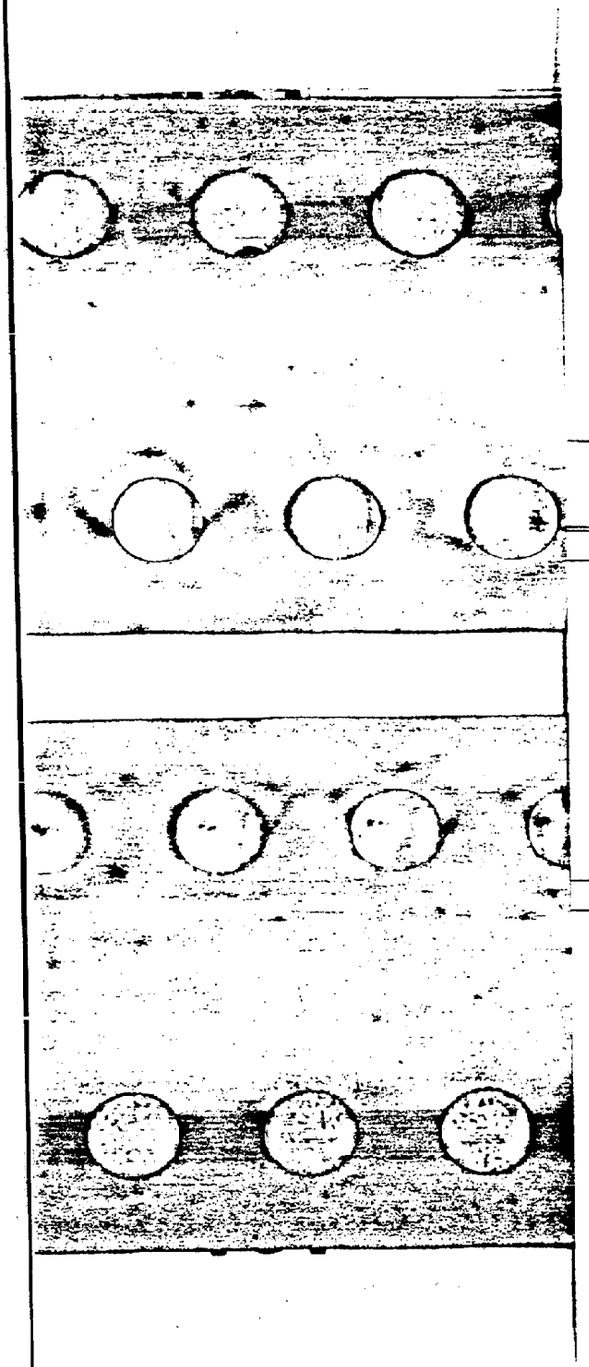
My Commission Expires:

_____

My Commission Expires Nov. 21, 1992

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 8413 PAGE 403

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 6.00
TOTAL 258.60
CHECK 258.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/05/91 01 09:45 0001 0686

3 6 6 2 2

IDENTIFICATION

AUG 5 9 42 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 447274