FROM: CHARLES W. DUKE, JR., UNMARRIED

TO: JOSSIE A. E. FLETCHER AND JENNIE B. BOONE

THIS INSTRUMENT PREPARED BY: DEARBORN & EWING, ATTORNEYS NATIONSBANK PLAZA, SUITE 1200 414 UNION STREET NASHVILLE, TENNESSEE 37239-1200

Bond car

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Jossie A. E. Fletcher and Jennie B. Boone	First Tennessee Bank, N.A.	Map 119-6
100A JAY ST.	P.O. Box 474	Parcel 35
NASHVILLE TN. 37210	Memphis, Tennessee 38101	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $45,726.65.

Jossie A.E. Fletcher
Affiant

Subscribed and sworn to before me, this the 2nd day of October, 1992.

Carol R. Dunlap
Notary Public

My Comm. Expires: 3/27/93

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY AT LARGE

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Charles W. Duke, Jr., Unmarried, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Jossie A. E. Fletcher and Jennie B. Boone, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Upon delivery of this Warranty Deed, Grantees agree to assume the indebtedness secured by the Deed of Trust of record in Book 7360, page 847, as rerecorded in Book 7377, page 5, Register's Office for Davidson County, Tennessee, payable to Tennessee Housing Development Agency c/o First Tennessee Bank National Association.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 100A Jay Street, Nashville, Tennessee 37210.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs, successors, assigns, 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 2nd day of October, 1992.

Charles W. Duke, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles W. Duke, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 2nd day of October, 1992.

NOTARY PUBLIC

My Commission Expires: 3/27/93

EXHIBIT A

Land in Davidson County, Tennessee, being part of a tract shown as A. J. Wyatt, Jr. Tract, on the Plan of Sterling Heights Subdivision, Section 2, which is of record in Book 1424, page 104, Register's Office for Davidson County, Tennessee, according to a survey by John Kohl dated March 18, 1980.

Said part of the said lot fronts 76 ft. on the North side of Jay Street, and runs back between lines, along the easterly margin of Miller Street 150 ft. to a dead line in the rear measuring 77.5 ft. thereon.

Being the same property conveyed to Charles W. Duke, Jr., Unmarried, by deed from Vicki C. Murray and John Petrone of record in Book 7360, page 844, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to the following:

1. 1992 Metropolitan Government taxes.

2. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 4168, page 784, said Register's Office.

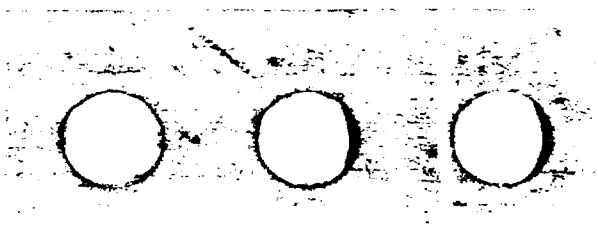
3. Deed of Trust of record in Book 7360, page 847, as rerecorded in Book 7377, page 5, said Register's Office, which has been assumed by Grantees.

52084

REFERENCE

20 FEB '92

7651 10/05 0101 03CHECK 182.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

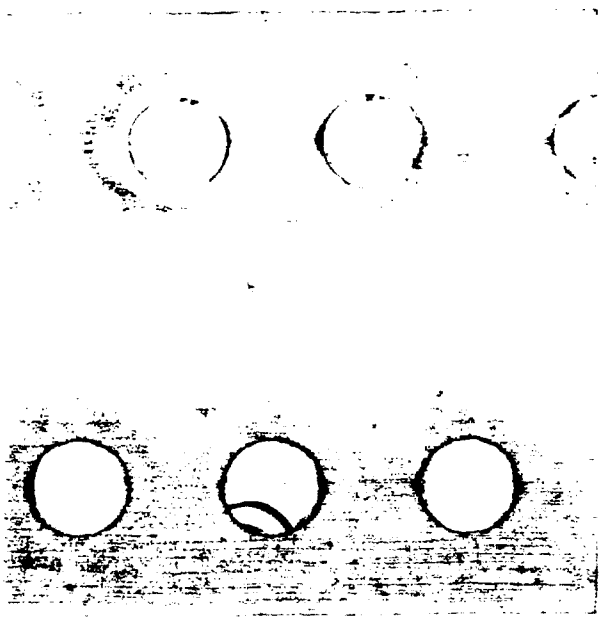
FOR _____

BOOK 8748 PAGE 844

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	45726.65
			CON TX	169.09
			PRFEE	1.00
			WDEED	12.00
			TOTAL	182.09
			CHECK	182.09

10/05/92 01 15:21 0001 7651



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52084

INDEXED REFERENCE

OCT 5 3 20 PM '92

DAVIDSON COUNTY, TN

No. 577187