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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 51,637.72

Sheila A Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
16th DAY OF November 92

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

KEITH SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Atty., 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Shelia A. Duncan	BancBoston Mortgage Corporation	MAP 148-8
(NAME)	(NAME)	
4713 Long Branch	P. O. Box 44090	PARCEL 231.00
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Jacksonville, Florida 32231	
(CITY) (STATE) (ZIP)	(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, Kenneth E. Davis and wife, Imogene Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shelia A. Duncan

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:

Being Lot No. 45 on the Plan of Terragon Trails, Section Nine as of record in Book 5200, page 85, Register's Office for Davidson County, Tennessee, to which plan is hereby made reference for a more complete legal description.

For source of title reference is made to Book 6929, Page 835, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants filed of record in Book 5341, Page 983, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6929, Page 838, Register's Office for Davidson County, Tennessee, which the grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the grantee herein.

6655 5: 4:

IDENTIFICATION REFERENCE:

NOV 20 9 23 AM '92

JIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9287 11/20 0101 03CHECK 199.92

unimproved ( )
This is improved (X) property, known as 4713 Long Branch, Antioch, Tennessee 37013
(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 hands this 16th day of November, 19 92

Kenneth E. Davis

Imogene Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth E. Davis and wife, Imogene Davis

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of November 19 92.

Commission expires 27 Feb 93

Notary Public

LEON SHARBER
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

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 upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 Kenneth E. Davis and wife, Imogene Davis

TO Shelia A. Duncan

RETURN TO: Leon Sharber, Atty.
1161 Murfreesboro Road, Ste. 505
Nashville, Tennessee 37217



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 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 51637.72

CON TX 190.92

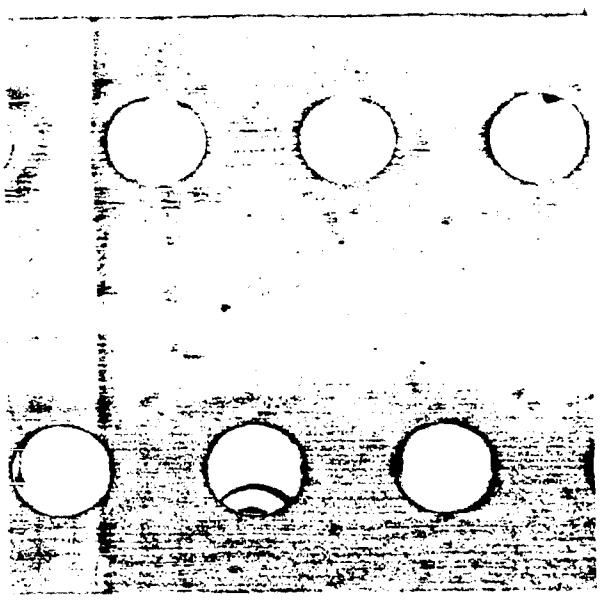
PRFEE 1.00

WDEED 8.00

TOTAL 199.92

CHECK 199.92

11/20/92 01 09:21 0001 9287



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6655 4

IDENTIFICATION REFERENCE

NOV 20 9 29 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 593031