WARRANTY DEED

File #11445 File Box 38

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road Suite 220
Nashville, Tennessee 37215

BOOK 8869 PAGE 925

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM A. GOEBEL, JR.	COUNTRYWIDE FUNDING CORPORATION	116-16-A
(NAME)	(NAME)	
4118 Estes Road	155 N. Lake Ave., P.O. Box 7137	4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Pasadena, California 91109-7137	7DA 32042
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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 OF WHICH IS HEREBY ACKNOWLEDGED, ELIZABETH TENISON DUNCAN, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM A. GOEBEL, JR., unmarried,

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 2B, together with the appurtenant interest in the common elements of The Garden Condominiums, a horizontal property regime established by Master Deed and By-Laws, of record in Book 5537, page 793 amended in Book 5810, page 168, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of The Garden of record in Plat Book 5200, page 224, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elizabeth Tenison Duncan by deed from Gania Clayton of record in Book 6385, page 588, said Register's Office.

This conveyance is made subject to: (1) 1993 Taxes, which have been prorated and assumed by the Grantor; (2) Restrictions of record in Book 5537, page 793, amended in Book 5810, page 168; (3) Easements of record in Book 5797, page 371; Easements of record in Book 4285, page 7; and (5) All matters appearing on the Plan of record in Plat Book 5200, page 224, said Register's Office.

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IDENTIFICATION REFERENCE

FEB 22 9 45 AM '93

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

5646 02/22 0101 03CHECK 588.05

This is unimproved (XX) improved ( ) property, known as 4118 Estes Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of February, 19 93

Elizabeth Tenison Duncan by Theodore R Duncan III

~~ELIZABETH TENISON DUNCAN~~
By Theodore R. Duncan, III, Attorney-in-Fact,
by Power of Attorney recorded simultaneously
herewith.

STATE OF TENNESSEE
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19_____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Theodore R. Duncan, III, with whom I am personally acquainted, and who acknowledged that he exectued the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Elizabeth Tenison Duncan, the maker and is authorized by Elizabeth Tenison Duncan, to execute this instrument on behalf of Elizabeth Tenison Duncan.

Witness my hand, at office, this 16th day of February, 1993.

Notary Public

My commission expires:
11/20/96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF Davidson County)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 19 93

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

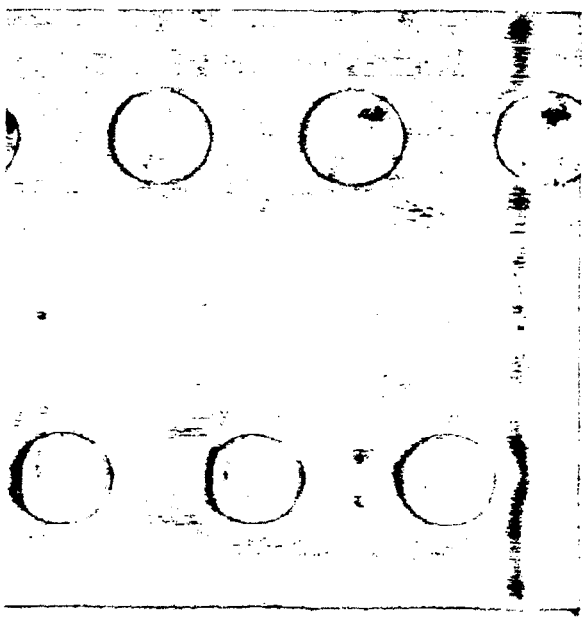
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM ELIZABETH TENISON DUNCAN

TO WILLIAM A. GOEBEL, JR.

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

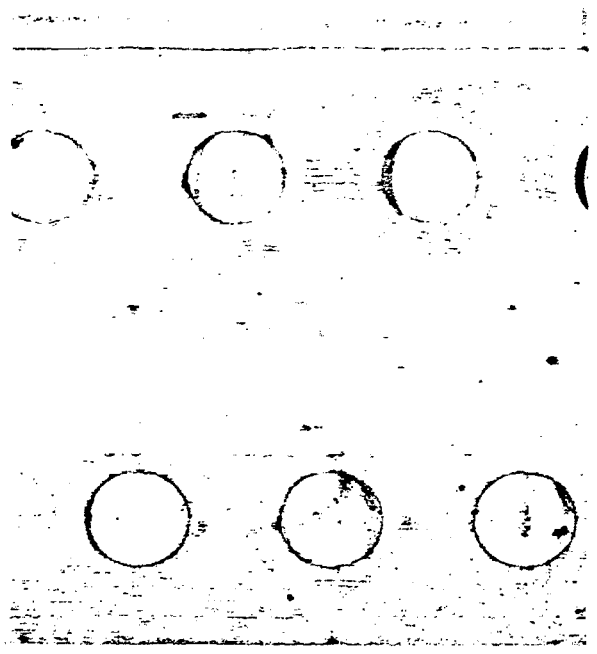
RECEIVED OF _____

FOR _____

BOOK 8869 PAGE 927

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 156500.00
CON TX 579.05
PRFEE 1.00
WDEED 8.00
TOTAL 588.05
CHECK 588.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94 1:9: 1:

IDENTIFICATION REFERENCE

FEB 22 9 45 AM '93

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 623271