Bk 53

BOOK 8891 PAGE 290

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 35,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF March 19 93

Notary Public

MY COMMISSION EXPIRES March 26, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
REDRIC N. DUNCAN (NAME)	MORTGAGE RESOURCES, INC. (NAME)	MAP 71-08
431 EDWIN STREET (ADDRESS)	404 BNA DRIVE, BLDG.200, STE.600 (ADDRESS)	PARCEL
NASHVILLE, TN 37207 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37217 (CITY) (STATE) (ZIP)	295

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, JULIA ANN ALLEN, WIDOW, BY AND THROUGH LINDA ALLEN O'GUIN AS CONSERVATOR FOR JULIA ANN ALLEN HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REDRIC N. 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:

Land in Davidson County, Tennessee, being Lot No. 83 on the Map of Joywood, as of record in Book 974, page 45, Register's Office for said County.

Said Lot No. 83 fronts 50 fet on the north side of Edwin Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to ROBERT H. ALLEN AND WIFE, JULIA ANN ALLEN, by Deed of record in Book 3574, page 151, Register's Office for DAVIDSON COUNTY, TENNESSEE; the said Robert H. Allen having since died, property now vests solely in JULIA ANN ALLEN, WIDOW.

LINDA ALLEN O'GUIN executes this instrument as CONSERVATOR OF THE ESTATE OF JULIA ANN ALLEN, pursuant to Order of the Probate Court of Davidson County, Tennessee, Docket No. 99811, a certified copy of which is recorded simultaneously herewith.

01541

FEE $ TAX $ REFERENCE
MAR 19 3 31 AM '93
REGISTER'S OFFICE

To be delivered to XX property known as 431 EDWIN STREET, NASHVILLE, TN 37207
(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 17th day of March 19 93

Linda Allen O'Guin Conservator
LINDA ALLEN O'GUIN, AS CONSERVATOR

DCT No. W 1288

1-800-826-5127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned Notary Public in and for said County and State, the within named LINDA ALLEN O'GUIN, AS CONSERVATOR

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee this 17th day of March, 19 95.

Commission expires March 26, 1994

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 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

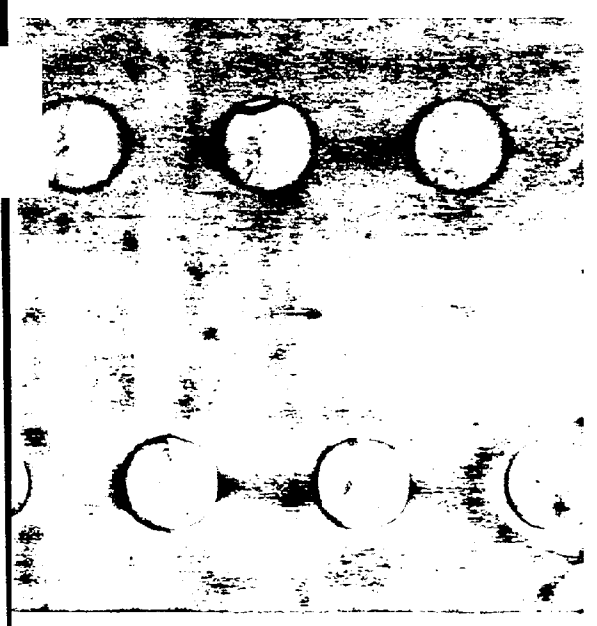
WARRANTY DEED

FROM

TO

RETURN TO:

3871 03/19 0101 03CHECK 140.35



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

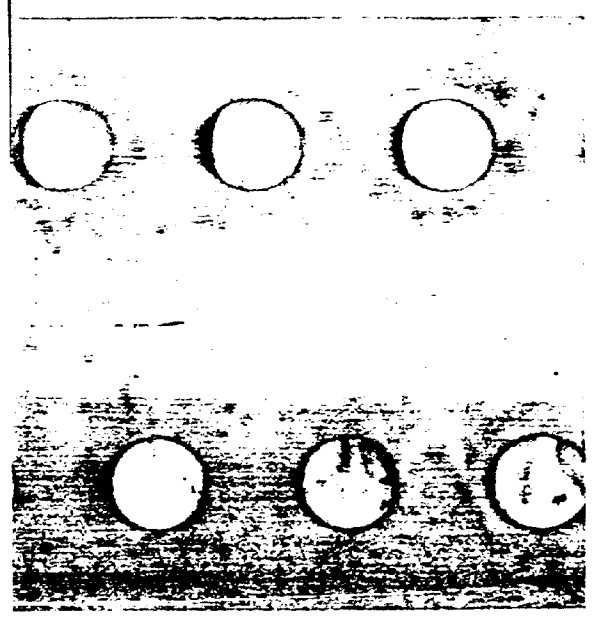
FOR _____

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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	35500.00
			CON TX	131.35
			PRFEE	1.00
			WDEED	8.00
			TOTAL	140.35
			CHECK	140.35

03/19/93 01 09:30 0001 3871



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01541

IDENTIFICATION REFERENCE

MAR 19 9 31 AM '93

DAVIDSON COUNTY, TN

No. 631375