Box 7

WARRANTY DEED

BOOK 8901 PAGE 430

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF March 19 90

Notary Public

MY COMMISSION EXPIRES: July 24, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garrett W. Duckworth, Jr. (NAME)	Troy & Nichols, Inc. (NAME)	MAP 145-07
5175 Granny White Pike (ADDRESS)	P.O. Box 4025 (ADDRESS)	PARCEL 37
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Monroe, LA 71211-4025 (CITY) (STATE) (ZIP)	FH00810

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, Lyndal Roberts and wife, Margaret Roberts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Garrett W. Duckworth, Jr. and wife, Kerstin A. Duckworth

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. 2 of the Subdivision of Anderson Heights, located in the 7th Civil District of said County, according to a survey made by James L. Murphy, Jr. and Company, of record in Book 4175, page 51, Register's Office for said County, described as follows:

Beginning at an existing iron pin in the westerly right of way of Granny White Pike (as widened) also being the northeast corner of the D. S. Carter property as recorded in Book 1088, page 78, and the southeast corner of the herein described tract; thence running with said D. S. Carter's northerly line North 72 deg. 50' west 386.89 feet to a point, thence north 17 deg. 53' 41" East 154.73 feet to the center line of a 20 foot common use drive; thence running with said drive around a curve having a radius of 576.44 feet a distance of 169.52 feet; thence continuing along said center line as follows: South 88 deg. 57' 19" East 72.50 feet to a point; thence around a curve having a radius of 365.21 feet a distance of 126.74 feet to a point, thence south 69 deg. 04' 34" East 19.66 feet to the intersection of said common use drive and western right of way of Granny White Pike (as widened); thence running along said western right of way of Granny White Pike in a southerly direction around a curve having a radius of 1,320.70 feet a distance of 210 feet to the beginning, containing 1.61 acres, more or less.

Being the same property conveyed to Lyndal Roberts and wife, Margaret Roberts by deed from Tom G. Coleman, Jr. Trustee, of record in Book 6041, page 701, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 5175 Granny White Pike, Nashville, TN 37204
(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 hand s this 30th day of March 19 90

Lyndal Roberts
Lyndal Roberts

Margaret Roberts
Margaret Roberts

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 Lyndal Roberts and wife, Margaret Roberts

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 30th day of March, 19 30.

Commission expires July 24, 1993

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_____.

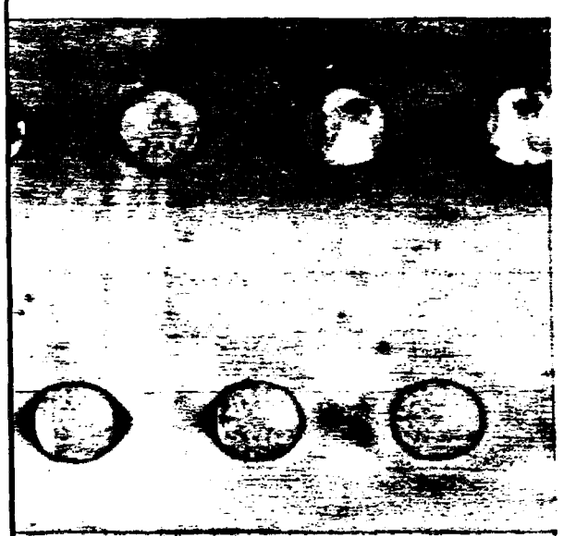
My commission expires _____

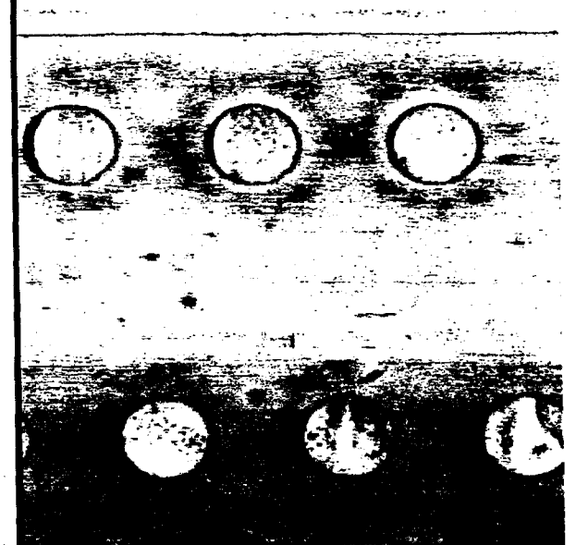
Notary Public

0191.1

CROSS REFERENCE

7513 03/31 2101 03CHECK 564.00





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

RECEIVED OF _____ BOOK 8901 PAGE 432

FOR _____

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	150000.00
			CON TX	555.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	564.00
			CHECK	564.00
03/31/93	01		11:06 0001	7613

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0491-1

IDENTIFICATION REFERENCE

MAR 31 11 08 AM '93

DAVIDSON COUNTY, TN

No.635064