This Instrument Prepared By: **Box 60**

Thomas L. Bottorff
5110 Maryland Way, Suite 200
Brentwood, TN 37027

BOOK 8920 PAGE 637

WARRANTY DEED

ADDRESS NEW OWNER:
Kimberly J. Duncan and John W. Duncan
4740 Crystal Brook Dr.
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
GMAC Mortgage Corporation of PA
8360 Old York Road
Elkins Park, PA 19117-1590

MAP AND PARCEL:

MAP	162
GROUP	16D
PARCEL	74.00CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Barry Construction Company, a Tennessee corporation, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kimberly J. Duncan and wife, John W. 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. 83 on the Plan of Section Three, Honey Brook Subdivision, of record in Book 7900, page 242, amended in Book 7900, pages 379 and 380, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Barry Construction Company, a Tennessee corporation, by deed from Albar Building Industries of record in Book 5239, page 26, Register's Office for Davidson County, Tennessee.

This is improved property known as 4740 Crystal Brook Dr., Antioch, TN 37013.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1993 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kimberly J. Duncan and wife, John W. Duncan, their heirs and assigns, forever; and Barry Construction Company, does covenant with the said Grantees that it 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 it does further covenant and bind itself, its successors 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

7154 04/20 0101 03CHECK 429.38

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IDENTIFICATION REFERENCE

APR 20 9 54 AM '93

DAVIDSON COUNTY TN

Witness our hands this the 16th day of April, 1993.

Barry Construction Company,
a Tennessee corporation

By: _____
Garry Zeitlin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Garry Zeitlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Vice President of Barry Construction Company, and that he as such Vice President executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 16th day of April, 1993.

_____
NOTARY PUBLIC

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

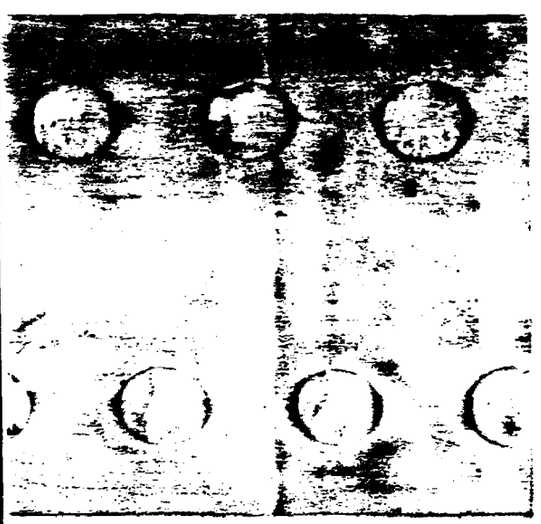
The actual value or consideration, whichever is greater, for this transfer is $ 113,750.00.

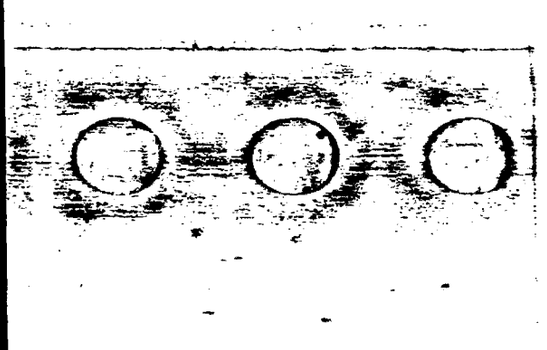
_____
AFFIANT

Subscribed and sworn to before me this 16th day of April, 1993.

_____
NOTARY PUBLIC

My Commission Expires: November 20, 1996







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	
				113750.00
			CON TX	420.88
			PRFEE	1.00
			WDEED	8.00
			TOTAL	429.88
			CHECK	429.88
04/20/93		01	09:54	0001 7154

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE

APR 20 9 54 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 641894