BOOK 8961 PAGE 55

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,900.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF May 19 93

Notary Public Aaron Adams

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 OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
BESS DUNCAN (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	MAP 043-01
305 SARVER AVENUE (ADDRESS)	P.O. BOX 630005 (ADDRESS)	PARCEL 163
MADISON, TN 37115 (CITY) (STATE) (ZIP)	DALLAS, TEXAS 75263-0005 (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, CURTIS CLAIBOURNE AND WIFE, SANDY CLAIBOURNE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BESS DUNCAN, UNMARRIED

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. 3 on the Map of W. D. Ready Subdivision of the E. H. Thornton tract, of record in Book 5190, page 420, Register's Office for Davidson County, Tennessee.

Said Lot extends 50 feet on the north side of Sarver Avenue and runs back between parallel lines for a distance of 165 feet.

Being the same property conveyed to CURTIS CLAIBOURNE AND WIFE, SANDY CLAIBOURNE, by Deed of record in Book 7197, page 835, Register's Office for Davidson County, TN.

23812

TREE CAVEAT
Filed May 27 11:58 AM '93

unimproved ( )
This is improved (XX) property known as 305 Sarver Avenue, Madison, TN 37115
(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 26th day of May 19 93

Sandy Claibourne
SANDY CLAIBOURNE

Curtis Claibourne
CURTIS CLAIBOURNE

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 CURTIS CLAIBOURNE AND WIFE, SANDY CLAIBOURNE

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 GOODLETTSVILLE, Tennessee, this 26th day of May, 19 93

Commission expires March 20, 1994

Aaron Adams 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

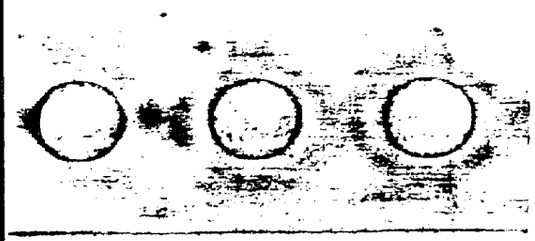
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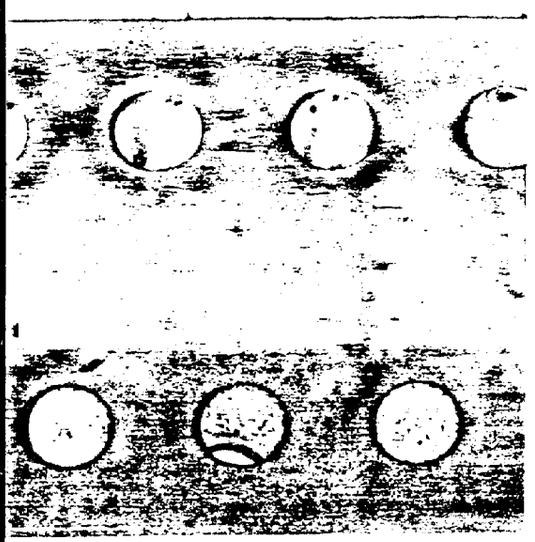
TO

RETURN TO:

2751 95/27 3:01 93CHECK 212.13







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8961 PAGE 57

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 54900.00
				CON TX 203.13
				PRFEE 1.00
				MTEED 8.00
				TOTAL 212.13
				CHECK 212.13
			05/27/93 01	10:18 0001 7731

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23812

IDENTIFICATION REFERENCE

MAY 27 10 17 AM '93

DAVIDSON COUNTY, TN

No. 655751