FORM NO. WD-1

BOOK 9063 PAGE 325

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

James V. Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 1993.

Jimmy A. Duncan
Notary Public

MY COMMISSION EXPIRES: 11-24-95.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jimmy A. Duncan, Atty., 4904 Charlotte Avenue, Nashville, TN 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. B. Duncan etux (NAME)	SAME (NAME)	Map 91-15
628 Galaxie Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 282
Nashville, TN 37209 (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, WE, James V. Graves and wife, Dora H. Graves

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. B. Duncan and wife, Sara H. 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 the easterly 70 feet of the northerly half of Block 35 on the Plan of the Charlotte Park Company's First Addition to Nashville, as of record in Book 57, Page 103, Register's Office for said County.

Said part of Block No. 35 fronts 70 feet on the northerly side of Elkins Avenue, formerly Second Street, and runs between parallel lines with the westerly margin of 49th Ave., No., formerly 8th Street, 180 feet to an alley.

Being the same property conveyed to James V. Graves and wife, Dora H. Graves by deed from Edith Ophelia Beard of record in Book 5423, page 226, said Register's Office.

57567
IDENTIF. & REFERENCE

93 AUG 31 AM 8:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

unimproved ( )
This is improved (X) property, known as 4901 Elkins Avenue, Nashville, TN 37209
(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 August, 1993

James V. Graves

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Jimmy A. Duncan, a Notary Public in and for said County and State, the within named James V. Graves and wife, Dora H. Graves

the bargainors, 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 20th day of August, 1993.

Jimmy A. Duncan
Notary Public

Commission Expires 11-25-95

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

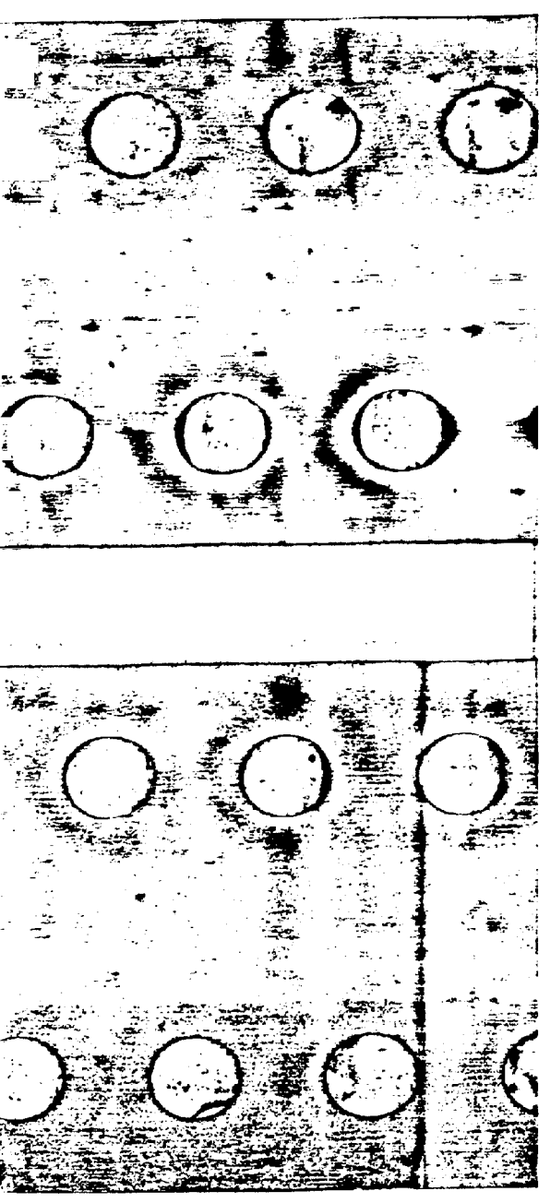
WARRANTY DEED

FROM
James V. Graves and wife,
Dora H. Graves

TO
H. B. Duncan and wife,
Sara H. Duncan

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

5529 08/11 0101 03:08:53
REGISTER 7.00



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 65000.00
				CON TX 240.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 249.50
				CHECK 249.50
08/31/93	01			08:42 0001 5829

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57567
IDENTIF. ↑ REFERENCE

93 AUG 31 AM 8:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 692104