PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 33776)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 108000.00

Josephine C Duell
Affiant

Sworn and subscribed before me this 31st day of August, 1993.

Notary Public

My Comm. Expires: 7/27/96

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Josephine C. Duell 2131 Ashwood Avenue Nashville, Tennessee 37212	NationsBanc Mortgage Corporation P. O. Box 353 Louisville, Kentucky 40201	104-15-212

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peggy J. West and , Susan Lewis as joint tenants,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Josephine C. Duell, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the easterly 50 feet of Lot no. 60 on the Plan of Sunset Park, of record in Book 332, Page 132, Regsiter's Office for said County.

SAID portion of Lot No. 60 fronts 50 feet on the southerly margin of Ashwood Avenue and extends back between parallel lines 155 feet to a dead line measuring 50 feet thereon.

BEING the same property conveyed to Peggy J. West and Susan Lewis as joint tenants by Quitclaim Deed from Peggy J. West and Susan Lewis of record in Book 7476, Page 785 said Quitclaim Deed refiled in Book 7494, Page 207, said Register's Office.

This instrument is executed on behalf of Susan Lewis by Peggy J. West as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

59001
IDENTIF. & REFERENCE

93 SEP -2 AM 11:07
FELIX Z. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

This is improved property, known as: 2131 Ashwood Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of August, 1993.

Peggy J. West

Susan Lewis, By: Peggy J. West, Atty-In-Fact

State of Tennessee
County of Davidson

On this 31st day of August, 1993, before me the undersigned authority, personally appeared **Peggy J. West**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/27/96

Notary Public

State of Tennessee
County of Davidson

BOOK 9068 PAGE 722

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Peggy J. West**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Susan Lewis**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of August, 1993.

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/27/96

EXHIBIT "A"
To
WARRANTY DEED

FROM: Peggy J. West and Susan Lewis

TO: Josephine C. Duell

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Peggy J. West, Affiant

Sworn to and subscribed before me this

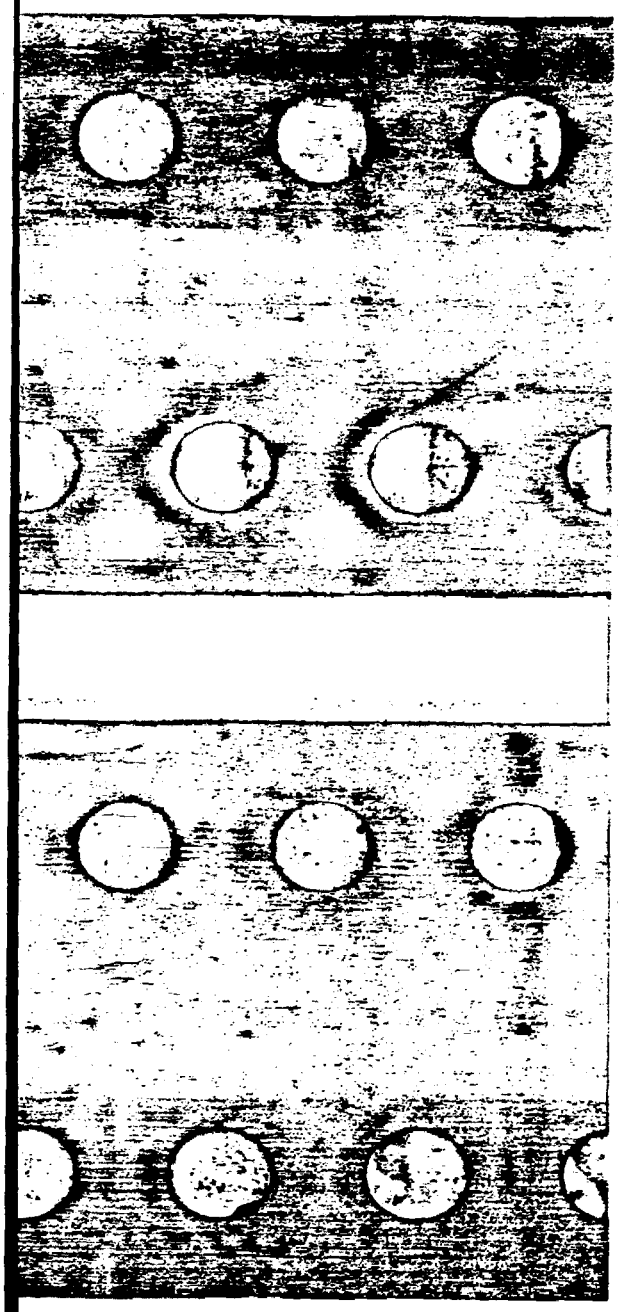
31st day of August, 1993.

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/27/96

1134 09/02 0101 03CHECK 408.60



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

RECEIVED OF _____

FOR _____

BOOK 9068 PAGE 723

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 108000.00
CON TX 399.60
PRFEE 1.00
WDEED 8.00
TOTAL 408.60
CHECK 408.60

09/02/93 01 11:07 0001 1134

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59001
IDENTIF. & REFERENCE

93 SEP -2 AM 11:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 693609