Box 51

BOOK 9092 PAGE 892

GENERAL WARRANTY DEED

FROM: Connie L. Edwards,
Grantor,

TO: Donna G. Duncan,
Grantee

This instrument was prepared by:
W. Fred Williams
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Donna G. Duncan 410 Dry Creek Road Goodlettsville, TN 37072	Wachovia Mortgage Co. P. O. Box 3174 Winston-Salem, NC 27102	Map 25 Parcel 36

9999 09/27 0101 03CHECK 257.87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Sixty-Five Thousand One Hundred Thirty-Seven and 40/100 Dollars ($65,137.40).

Donna Duncan
Affiant

SUBSCRIBED AND SWORN TO before me, this the 24TH day of SEPT., 1993.

Jan C. Yount
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10-15-96

FOR AND IN CONSIDERATION OF the sum of Sixty-Five Thousand One Hundred Thirty-Seven and 40/100 Dollars ($65,137.40), the receipt and sufficiency of which are hereby acknowledged, Connie L. Edwards, an unmarried person (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Donna G. Duncan (the "Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 410 Dry Creek Road, Goodlettsville, Tennessee 37072.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs, successors and assigns forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, her heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, her heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Upon delivery of this Warranty Deed, Grantee assumes the indebtedness secured by a deed of trust of record in Book 7918, page 13, Register's Office for Davidson County, Tennessee, which is presently held and owned by Wachovia Mortgage.

Witness my hand this 24TH day of SEPT., 1993.

Connie L. Edwards
CONNIE L. EDWARDS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JEAN C. YOUNT, a Notary Public of said County and State, CONNIE L. EDWARDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 24TH day of SEPT., 1993.

Jean C. Yount
Notary Public

My Commission Expires: 10-15-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Connie L. Edwards, as shown on plat of record in Plat Book 6900, page 58, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being a portion of the same property conveyed to Randy J. Edwards and wife, Connie L. Edwards by deed from James L. Root and wife, Susan G. Root, of record in Book 5440, page 845, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Connie L. Edwards by Quitclaim Deed from Randy J. Edwards, of record in Book 8520, page 393, said Register's Office.

The above description is the same as that contained in the prior deed.

EXHIBIT B

Encumbrances

1. Taxes for 1993, a lien not yet due and payable.

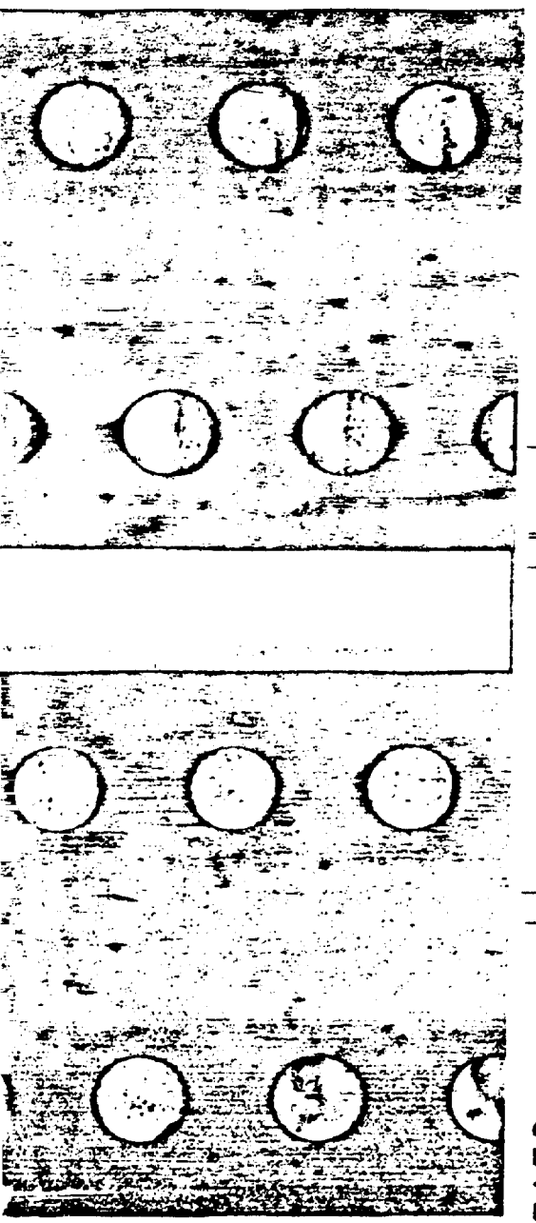
2. The Deed of Trust of record in Book 7918, page 13, Register's Office for Davidson County, Tennessee, which is assumed by Grantee.

3. All matters shown on the plan of record in Book 6900, page 58, said Register's Office.

IDENTIF. ➔ REFERENCE

93 SEP 27 PM 2:52

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 9092 PAGE 896

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 65137.40
CON TX 240.87
PRFEE 1.00
TDEED 16.00
ERR CO
TDEED 16.00-
WDEED 16.00
BY BANK 257.87
CHECK 257.87

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/27/93 01 14:55 0001 9999

67173
IDENTIF. # REFERENCE

93 SEP 27 PM 2:52
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 702369