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: (cmw) (Title No: 34276)
Dav. Co. File: Box 8

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 141000.00

David J. Brooks
Affiant

Sworn and subscribed before me this 29th day of November, 1993.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
David J. Brooks Shauna W. Brooks 6512 Chessington Drive Nashville, TN 37221	Mortgage Service America Company 1650 Tysons Boulevard McLean, VA 22102	155-08-0-C 013.00 09D 80259

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 **Robert S. Duke and spouse, Tawnya L. Duke,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **David J. Brooks and spouse, Shauna W. Brooks,** 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 Lot No. 13 on the plan of Poplar Creek Estates Phase Two, of record in Book 6900, page 341, Register's Office for said County.

SAID Lot No. 13 fronts 77 feet on the northerly margin of Chessington Drive and extends back 111.0 feet on the easterly line and 125.50 feet on the westerly line to a dead line in the rear, measuring 68.44 feet thereon.

BEING the same property conveyed to Robert S. Duke and wife, Tawnya L. Duke, by deed from The John W. Barton Company, a general partnership, of record in Book 8007, page 751, said Register's Office.

SUBJECT to restrictive covenants and other matters as contained in instruments of record in Book 6474, page 346; Book 6486, page 587; Book 6662, page 433; Book 6987, page 966, as amended in Book 7964, page 33; and Book 6804, page 536, said Register's Office; and subject to all matters as shown on the herein referenced Plan of record in said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

93 NOV 30 AM 9:47
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
90598

This is improved property, known as: 6512 Chessington Drive, Nashville, TN 37221

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 29th day of November, 1993.

Robert S. Duke

Tawnya L. Duke

3704 11/30 0101 03CHECK 530.70

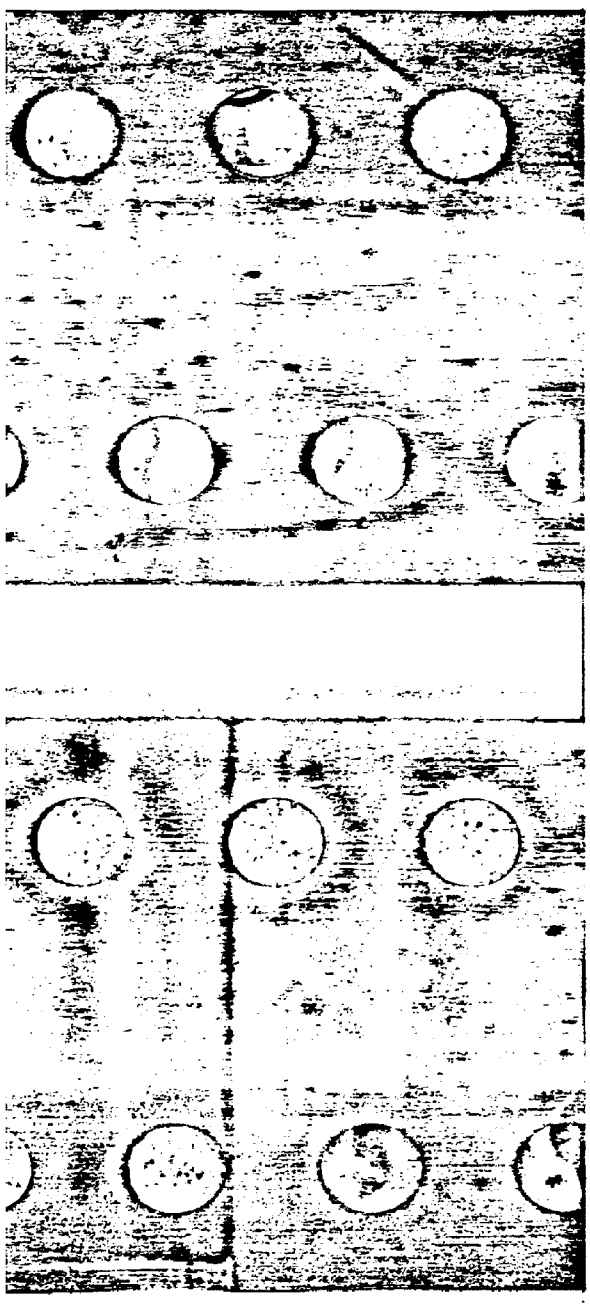
State of Tennessee
County of Davidson

On this 29th day of November, 1993, before me the undersigned authority, personally appeared **Robert S. Duke** and **Tawnya L. Duke**, 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.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 9/16/95

My Commission Expires:

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 9166 PAGE 422

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 141000.00
CON TX 521.70
PRFEE 1.00
MTGEXT 8.00
TOTAL 530.70
CHECK 530.70

11/30/93 01 09:48 0001 3704

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90598
IDENTIFICATION REFERENCE
93 NOV 30 AM 9:48
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.727411