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"Based Upon Information furnished by the Parties."

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,903.39

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF December 19 93

Notary Public

MY COMMISSION EXPIRES 11/20/96
(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
C.L. MILLER, JR.	BARCLAYSAMERICAN/MORTGAGE CORPORATION	MAP 25-3
(NAME) 425 Moncrief Avenue	(NAME) 5032 PARKWAY PLAZA BLVD. BLDG. 8	PARCEL 21
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) CHARLOTTE, NC 28217	
(CITY) (STATE) (ZIP)	(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, MICHAEL D. DUNCAN AND WIFE, ELIZABETH J. DUNCAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C.L. MILLER, JR.

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 part of Lot No. 46 on the Revised Map of Moncrief Subdivision of the northerly part of the Allen Mathes Land, Goodlettsville, Tennessee, not of record, described according to a survey made by J. R. Scott, Surveyor, August 2, 1951; and according to a survey by Campbell Surveying, dated August 26, 1989, as follows:

Beginning on the westerly margin of Moncrief Avenue at the southeast corner of the property conveyed to Ralph S. Walters, et ux, by deed of record in Book 7054, page 103, Register's Office, Davidson County, Tennessee, being the corner of Lots Nos. 45 and 46; thence with the line between said two lots North 61 deg. West 398 feet, thence South 1 deg. East 126.5 feet to the line between Lots Nos. 46 and 47; thence with the line between said two lots South 61 deg. East 325 feet to the westerly margin of Moncrief Avenue; thence with said Avenue, North 24 deg. East 100 feet to the beginning.

Being the same property conveyed to Michael D. Duncan and wife, Elizabeth J. Duncan by deed of record in Book 7927, page 777, Register's Office for Davidson County, Tennessee.

Grantee herein agrees to pay the unpaid balance of a note secured by a Deed of Trust of record in Book 7927, page 790, Register's Office for Davidson County, Tennessee; which Grantee promises to pay and to hold Grantors harmless from same.

4636 12/16 0101 03CHED 26[illegible]

unimproved ( )
This is improved (XX) property known as 425 MONCRIEF AVENUE, GOODLETTSVILLE, TN 37072
(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 10th day of December, 19 93

ELIZABETH J. DUNCAN

MICHAEL D. DUNCAN

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL D. DUNCAN AND WIFE, ELIZABETH J. DUNCAN

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 10th day of December, 19 93

Commission expires 11-20-96

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

IDENTIFICATION

93 DEC 16 AM 10:04

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

97205

WARRANTY DEED

FROM

TO

RETURN TO:

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	69903.37
			CON TX	258.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	267.63
			CHECK	267.63

12/16/93 01 10:05 0001 463

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97305
IDENTIF. & REFERENCE

93 DEC 16 AM 10: 04
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 734628