WARRANTY DEED

BOOK 9240 PAGE 451

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 82,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF January 19 94

Notary Public

MY COMMISSION EXPIRES: 1-20-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI & LONG, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Ashley Duncan (NAME)	Old Hickory Credit Union (NAME)	64-16-C-101.00
1216 Wembley Drive (ADDRESS)	1000 Industrial Road (ADDRESS)	04D94003
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Old Hickory, TN 37138 (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, Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Ashley Duncan and wife, Allison R. 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:

LAND in Davidson County, Tennessee, being Lot No. 56 on the Plan of Section Four, Wembley Downs, of record in Book 7900, Page 456, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Phillips Builders, Inc. by deed from Robert L. Eatherly (a/k/a R. L. Eatherly), Trustee, of record in Book 8303, Page 659, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

94 FEB -3 AM 10:58
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

14594
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 1216 Wembley Drive, Hermitage, TN 37076
(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 my hand this 28th day of January 19 94

Phillips Builders, Inc.
By:
Ruth Malatak, Vice-President

Ruth Malatak, VP

STATE OF TENNESSEE
COUNTY OF

BOOK 9240 PAGE 452

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ruth Malatak and N/A with whom I am personally acquainted and who upon his her oath(s) acknowledged ~~himself~~ herself to be the Vice-President and N/A respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that s he as such Vice-President and N/A being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Malatak as such Vice-President, and attesting the same by the said N/A as such N/A.

Witness my hand and official seal at office at Nashville, TN on this the 28th day of January 19 94.

My commission expires 11-20-96

Jill L Rollins
Notary Public

JILL L ROLLINS NOTARY PUBLIC AT LAW STATE OF TN

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
J. Ashley Duncan
Allison R. Duncan

WOODARD and LINCOLN
LAW] AN ASSOCIATION OF ATTORNEYS
175 East Main Street, 2nd Floor
Union Planters Bank Building
Hendersonville, Tennessee 37075

2130 02/03 0101 03CHECK
513.88



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

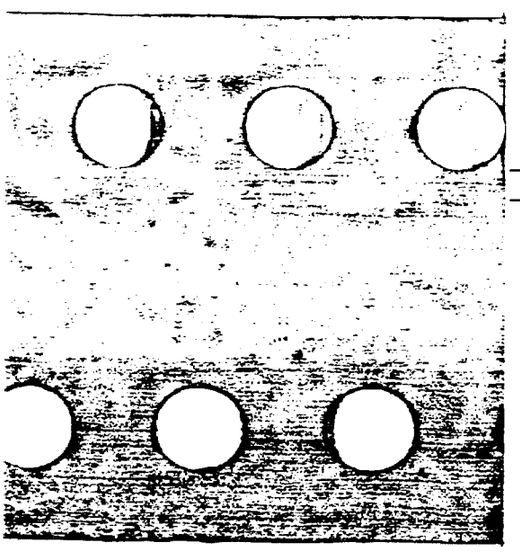
RECEIVED OF _____

FOR _____

BOOK 9240 PAGE 453

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	82400.00
CON TX	304.88
PRFEE	1.00
WDEED	8.00
TOTAL	313.88
CHECK	313.88

02/03/94 01 10:58 0001 2130

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14594
IDENTIF. & REFERENCE

94 FEB -3 AM 10:58

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 753113