STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES: 11-30-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter F. Duke (NAME)	Cenlar Federal (NAME)	43-06-9
523 Anderson Lane (ADDRESS)	P.O. Box 5232 (ADDRESS)	11D-23770
Madison, TN 37115 (CITY) (STATE) (ZIP)	Princeton, New Jersey 08543 (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 A. Wall and wife, Constance A. Wall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter F. Duke

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 part of Lot no. 28 on the Plan of Dixie Pure Food Company's Subdivision, as of record in Book 161, page 113, and Book 332, page 51, Register's Office for said County, being Lot No. 2 on an unrecorded survey made by J.R. Wauford & Company, Consulting Engineers, October 25, 1960, as follows:

BEGINNING on the northerly margin of Anderson Lane, formerly Thornton Avenue, at the southwest corner of the property conveyed to David L. Ferguson, et ux, by deed of record in Book 3221, page 373, said Register's Office; thence with the northerly margin of said Thornton Avenue south 89 deg. 49 min. west 67.5 feet to the corner of Lots Nos. 1 and 2 on said survey; thence with the line between said two lots northerly 177.7 feet to the corner of Lots Nos. 1, 2 and 5; thence with the line between Lots Nos. 2 and 5 easterly 67.5 to the corner of Lots Nos. 2, 4 and 5; thence with the line between Lots Nos. 2, 3 and 4 southerly 177.9 feet to the northerly margin of Anderson Lane, formerly Thornton Avenue, to the point of beginning.

BEING the same property conveyed to Michael A. Wall and wife, Constance A. Wall by deed from Jerry L. Bowling and wife, Carol G. Bowling, of record in Book 6013, page 147, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1994 and subsequent years, and "AS A PART OF THE CONSIDERATION FOR THIS CONVEYANCE, THE GRANTEE HEREIN EXPRESSLY ASSUME AND AGREE TO PAY THE UNPAID BALANCE ON THAT CERTAIN DEED OF TRUST NOTE DATED JULY 24, 1986, IN TH ORIGINAL PRINCIPAL SUM OF $42,850.00, SECURED BY AND FULLY DESCRIBED IN THE DEED OF TRUST OF RECORD IN BOOK 6935,

CONTINUED PAGE TWO....

6385 07/13 0101 03CHECK 194.00

unimproved ( )
This is improved (X) property, known as 523 Anderson Lane, Madison, TN 37115
(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 8th day of July, 19 94

Michael A. Wall

Michael A. Wall

Constance A. Wall

Constance A. Wall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9406 PAGE 61

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael A. Wall and wife, Constance A. Wall

the bargainor 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 8th day of July 19 94.

Commission expires

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

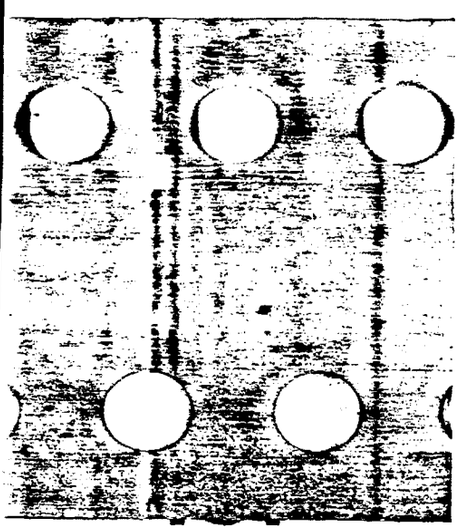
Notary Public

CONTINUED:
PAGE 617, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SECURING ATLANTIC COAST MORTGAGE COMPANY AND HEREBY EXPRESSLY ASSUMES THE OBLIGATION OF MICHAEL A. WALL AND WIFE, CONSTANCE A. WALL, UNDER THE TERMS OF THE INSTRUMENTS CREATING SAID LOAN TO INDEMNIFY THE VETERANS ADMINISTRATION TO THE EXTENT OF ANY CLAIM PAYMENT ARISING FROM THE GUARANTY OR INSURANCE OF THE INDEBTEDNESS HEREIN MENTIONED, THIS AGREEMENT OF ASSUMPTION BEING EVIDENCE BY THEIR ACCEPTANCE OF THIS DEED."

70547
IDENTIF. ↑ REFERENCE

94 JUL 13 AM 10:00
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9406 PAGE 65

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00

07/13/94 01 09:59 0001 6385

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70547
IDENTIF. ▲ REFERENCE

94 JUL 13 AM 10:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 812995